



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



James E. Hartl AICP  
Director of Planning

November 17, 2005

Honorable Board of Supervisors  
County of Los Angeles  
Kenneth Hahn Hall of Administration, Room 383  
500 West Temple Street  
Los Angeles, CA 90012

**ZONE CHANGE CASE NO. 03-010-(5)  
CONDITIONAL USE PERMIT CASE NO. 03-010-(5)  
PETITIONER: RICHARD AND JANICE HALL  
33148 SUNRISE VIEW STREET  
AGUA DULCE, CA 91390  
SOLEDAD ZONED DISTRICT  
FIFTH SUPERVISORIAL DISTRICT (3-VOTE)**

Dear Supervisors:

**IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING:**

1. Consider the Mitigated Negative Declaration for Zone Change No. 03-010-(5), and Conditional Use Permit No. 03-010-(5), together with any comments received during the public review process, find on the basis of the whole record before the Board that there is no substantial evidence the project will have a significant effect on the environment, find that the Mitigated Negative Declaration reflects the independent judgment and analysis of the Board, and adopt the Mitigated Negative Declaration.
2. Instruct County Counsel to prepare the ordinance, to change zones within the Soledad Zoned District as recommended by the Regional Planning Commission (Zone Change No. 03-010-(5)).
3. Instruct County Counsel to prepare the necessary findings to affirm the Regional Planning Commission's approval of Conditional Use Permit No. 03-010-(5).

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

- Update the zoning on the subject property to allow the property owner to

**Honorable Board of Supervisors**  
**Zone Change, Conditional Use Permit 03-010-(5)**  
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develop the property with a use compatible with the existing surrounding uses.

- Establish development standards that ensure future development on the subject property will be compatible with the goals and policies of the General Plan.

**Implementation of Strategic Plan Goals**

This zone change and conditional use permit promotes the County's Strategic Plan goal of Service Excellence. The project components (zone change and conditional use permit) were carefully researched and analyzed to ensure that quality information regarding the subject property is available.

This zone change and conditional use permit also promotes the County's vision for improving the quality of life in Los Angeles County. The approval of this zone change and conditional use permit will allow the development of a private recreational facility for archery and a recreational vehicle sales facility.

**FISCAL IMPACT/FINANCING**

Implementation of the proposed zone change should not result in any new significant costs to the County or to the Department of Regional Planning; no request for financing is being made.

**FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The Regional Planning Commission conducted concurrent public hearings on Zone Change and Conditional Use Permit Case Nos. 03-010-(5) on December 15, 2004 and July 6, 2005. The two zoning requests before the Commission were: 1) a zone change from the existing A-1-1 (Light Agricultural – One Acre Minimum) to C-3-DP (Unlimited Commercial – Development Program) on 4 acres, and 2) a conditional use permit to authorize the establishment of private recreational facility for archery and a recreational vehicle sales facility. The Regional Planning Commission voted to approve the requested zone change and conditional use permit at their July 6, 2005 meeting.

Pursuant to subsection B.2 of Section 22.60.230 of the County Code, the conditional use permit approved by the Regional Planning Commission is deemed to be called for review by your Board and shall be considered concurrently with the recommended plan amendment and zone change. A public hearing is required pursuant to Sections 22.16.200 and 22.60.240 of the County Code and Sections 65335 and 65856 of the Government Code. Notice of the hearing must be given pursuant to the procedures set forth in Section 22.60.174 of the County Code. These procedures exceed the

**Honorable Board of Supervisors  
Zone Change, Conditional Use Permit 03-010-(5)  
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minimum standards of Government Code Sections 6061, 65090, 65355, and 65856 relating to notice of public hearing.

**ENVIRONMENTAL DOCUMENTATION**

The proposed zone change and conditional use permit will not have a significant effect on the environment. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act and the environmental guidelines and reporting procedures of the County of Los Angeles. The Initial Study concludes that the project design and/or suggested conditions will adequately mitigate these impacts to a level of no significance. Based on the Initial Study, the Department of Regional Planning has prepared a Mitigated Negative Declaration for this project.

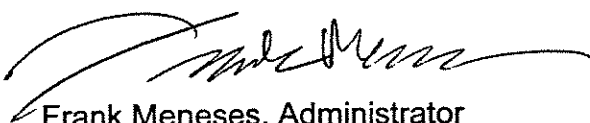
Based on the Mitigated Negative Declaration, adoption of the proposed zone change will not have a significant effect on the environment.

**IMPACT ON CURRENT SERVICES**

Action on the proposed plan amendment, zone change and conditional use permit is not anticipated to have a negative impact on current services.

Respectfully Submitted,

DEPARTMENT OF REGIONAL PLANNING  
James E. Hartl, AICP, Director of Planning



Frank Meneses, Administrator  
Current Planning Division

Attachments: Commission Resolutions, Commission Findings and Conditions, Commission Staff report and Attachments, Factual

C: Chief Administrative Officer  
County Counsel  
Assessor  
Director, Department of Public Works

FM:SD:AN



**THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
ZONE CHANGE CASE NO. 03-010-(5)**

**WHEREAS**, the Regional Planning Commission of the County of Los Angeles has conducted a public hearing in the matter of Zone Change Case No. 03-010-(5) on December 12, 2004, January 26, 2005, and July 6, 2005; and

**WHEREAS**, the Regional Planning Commission finds as follows:

1. The applicant is requesting a change of zone from A-1-1 (Light Agricultural – one acre minimum) to C-3-DP (Unlimited Commercial - Development Program) on a 4-acre section of the 17-acre subject property. The DP (Development Program) designation will assure that development occurring after rezoning will conform to the approved plans and will ensure compatibility with the surrounding area. As applied in this case, the conditional use permit will restrict the development of the re-zoned site to a recreational vehicles sales facility. No other development is permitted on the property unless a new conditional use permit is obtained.
2. Conditional Use Permit Case No. 03-010-(5) is a related request to authorize the establishment of a recreational vehicle sales facility on the four (4) acres of the property to be zoned C-3-DP and to authorize the establishment of a private recreational facility for archery on the portion of the property to remain zoned A-1-1.
3. The subject property consists of two parcels, approximately 17 acres in size. The property is located on the northeast corner of the intersection of Sunrise View Street and Old Sierra Highway and includes properties at APN's 3057-024-011 and 3057-024-003, in unincorporated Los Angeles County, in the Soledad Zoned District.
4. The site plan depicts the 17-acre property. The four (4)-acre section to be rezoned from A-1-1 to C-3-DP is located at the southwest corner of the property. The remainder of the property will be developed with the archery facility and outdoor sports field. On the portion of the property with the proposed C-3-DP zone, the site plan shows a 720 square-foot modular office building, six (6) compact parking spaces, and 78 recreational vehicle parking spaces in a two-tiered, gravel-paved lot. The elevation of the southern tier is 3019 feet and the elevation of the northern tier is 3,035 feet. Access will be from two driveways along Sunrise View Street. The applicant proposes to encircle the recreational vehicle sales lot with concrete masonry and wrought iron fencing. Landscaping will be provided on the street frontage along Sunrise View Street and areas throughout the recreational vehicle sales lot. Lighting will be provided according to the Acton Community Standards District Style Guidelines.

5. The site plan depicts the archery facility in the middle portion of the 13 acres to remain zoned A-1-1. The archery facility will be accessed by a 25' private access way from Sunrise View Street. Log fencing will be provided along the access way to the archery center. Thirty-four parking spaces, including two handicapped accessible spaces, will be provided adjacent to the 13,000-square foot building. A ten-foot wide porch are shown on the east side of the building. Four roll-up doors will be built on the west side of the building. The main entrance will be located at the south side of the building, opposite the driveway access. The building will include a 20 yard/ 18 meter tournament range, a 3-D pop-up target range, equipment sales and repair areas, an office, and lounge areas. A walking path leads to the 121' by 329', 39,063-square foot outdoor range, located towards the center of the parcel. Landscaping will be provided along the north and south sides of the outdoor range.
6. The zone change request was heard concurrently with Conditional Use Permit Case No. 03-010-(5) at a December 12, 2004, January 26, 2005, and July 6, 2005 public hearing.
7. The subject property is currently zoned A-1-1. The proposed private recreational facility requires a conditional use permit in the A-1-1 zone. The proposed recreational vehicle sales facility is inconsistent with the current zoning of the subject property. The applicant has requested to redesignate the proposed location of the recreational vehicle sales facility from A-1-1 to C-3-DP.
8. A need exists for the proposed C-3-DP zone within the area under consideration to promote use of the property that is compatible with the surrounding existing uses, including the adjacent travel trailer park and recreational vehicles sales and service center to the west of the subject property.
9. The subject property is a proper location for the proposed C-3-DP zoning classification, and placement of the proposed zone at such location will be in the interest of public health, safety and general welfare and in conformity with good zoning practice because the proposed development is compatible with the surrounding zoning and land uses.
10. The proposed Zone Change to C-3-DP is consistent with the goals and objectives of the Antelope Valley Areawide General Plan.
11. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (CEQA) and the environmental guidelines and reporting procedures of the County of Los Angeles. Based on the Initial Study, the Department of Regional Planning has prepared a Mitigated Negative Declaration for this project. The Initial Study identified potentially significant effects of the project on fire, flood, water quality, air quality, biota, visual

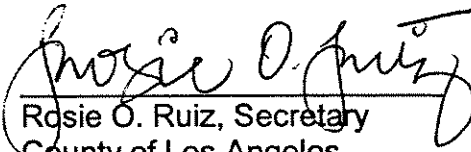
qualities, traffic, and cultural resources, all of which are documented in the Mitigated Negative Declaration and corresponding Mitigation Monitoring Program. To ensure these potential impacts will be mitigated to a less than significant level, the applicant must comply with all environmental conditions contained in the "Project Changes/Conditions Due to Environmental Evaluation" prepared for the project.

12. After consideration of the attached Mitigation Negative Declaration together with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the proposed change of zone will have a significant effect on the environment, finds that the Mitigated Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Mitigated Negative Declaration and Mitigation Monitoring Program.

**RESOLVED,** That the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. That the Board of Supervisors hold a public hearing to consider the recommended change of zone from A-1-1 (Light Agricultural – one acre minimum) to C-3-DP (Unlimited Commercial-Development Program) with development restrictions as provided in the related Conditional Use Permit Case No. 03-010-(5);
2. That the Board of Supervisors certify completion of and approve the attached Mitigated Negative Declaration, and determine that with appropriate mitigation measures, Zone Change Case No. 03-010-(5) will not have a significant impact upon the environment;
3. That the Board of Supervisors find that the recommended zoning is consistent with the Antelope Valley Areawide General Plan;
4. That the Board of Supervisors find that the public convenience, the general welfare and good zoning practice justify the recommended change of zone; and
5. That the Board of Supervisors adopt the above recommended change of zone.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission in the County of Los Angeles on November 17, 2005.

  
Rosie O. Ruiz, Secretary  
County of Los Angeles  
Regional Planning Commission

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## **EXHIBIT A**

Lot 3 of Parcel Map No. 24540, in the County of Los Angeles, State of California, as per map Filed in Book 296, Pages 74 to 77, inclusive, of Parcel Maps, in the Office of the County Recorder of said County, **Together With** that portion of the Southwest Quarter of the Northeast Quarter of Section 28, Township 5 North, Range 12 West, San Bernardino Base & Meridian, in said County and State, bounded as follows:

Bounded on the North by the Easterly prolongation of the North line of said Parcel 3; Bounded on the West by the Easterly line of said Parcel 3; Bounded on the East by a line parallel with and distant 206.25 feet Easterly, measured at right angles, to said East line of Parcel 3 and Bounded on the South by the Northwest line of the Antelope Valley (State Route 14) Freeway.

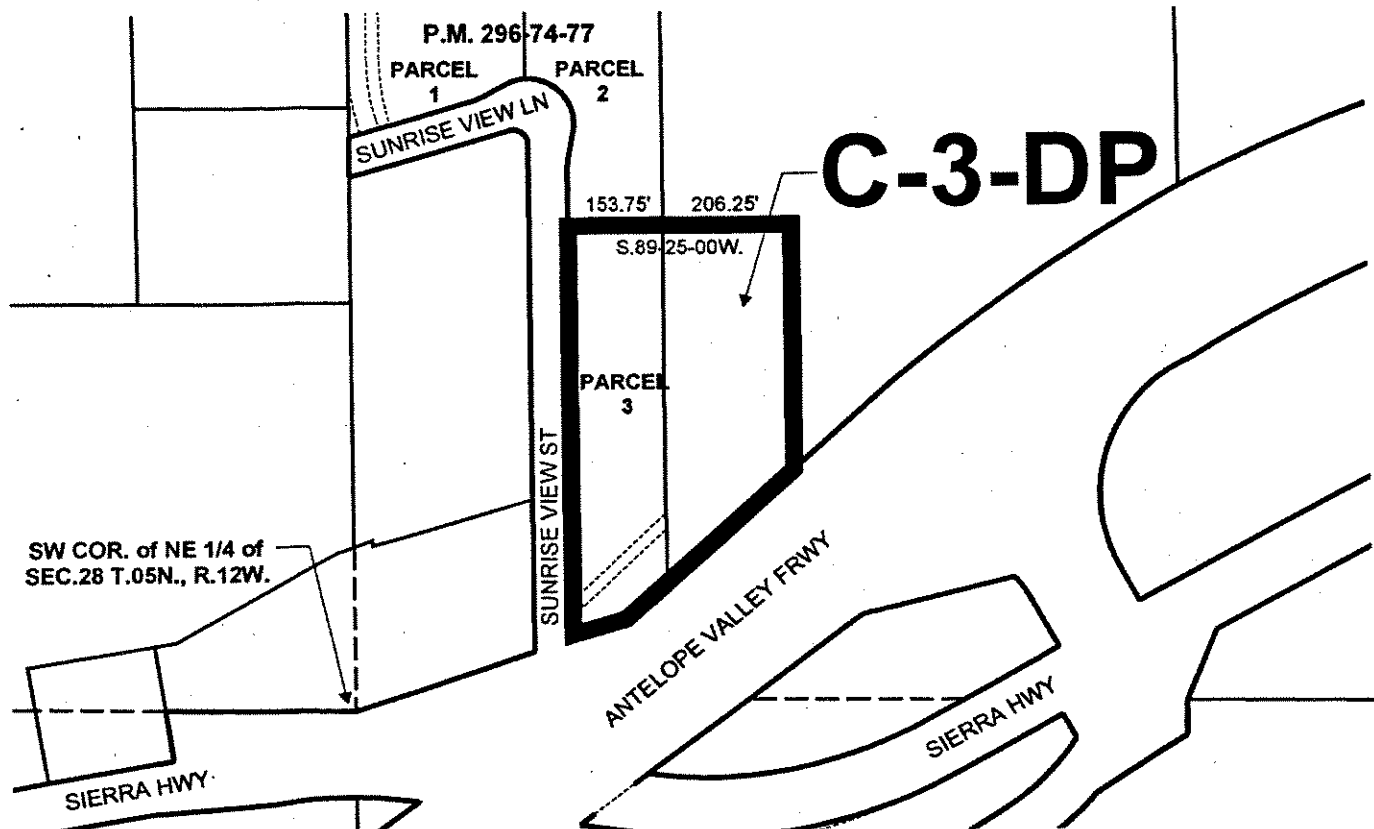
CHANGE OF PRECISE PLAN  
SOLEDAD ZONED DISTRICT

ADOPTED BY ORDINANCE: \_\_\_\_\_

ON: \_\_\_\_\_

ZONING CASE: ZC 03-010-(5)

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



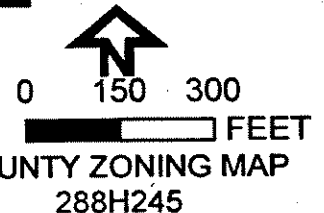
**LEGAL DESCRIPTION:**

PARCEL 3 OF PARCEL MAP 24540, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 296, PAGE 74-77, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THAT PORTION OF THE SW 1/4 OF THE NE 1/4 OF SEC.28, T05N R12W., SAN BERNARDINO MERIDIAN, BOUNDED AS FOLLOW: BOUNDED ON THE NORTH BY THE EASTERLY PROLONGATION OF THE NORTH LINE OF SAID PARCEL 3; BOUNDED ON THE WEST BY THE EASTERLY LINE OF SAID PARCEL; BOUNDED ON THE EAST BY A LINE PARALLEL WITH AND DISTANT 206.25 FEET EASTERLY, MEASURED AT RIGHT ANGLES, TO SAID EAST LINE OF SAID PARCEL AND BOUNDED ON THE SOUTH BY THE NORTHWEST LINE OF THE ANTELOPE VALLEY FRWY

**DIGITAL DESCRIPTION:** \ZCOZD\_SOLEDAD\

**LEGEND:**

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA



THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
WAYNE REW CHAIR  
JAMES E. HARTL PLANNING DIRECTOR

**ZONE CHANGE/CONDITIONAL USE PERMIT 03-010-(5)  
FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES**

**REGIONAL PLANNING COMMISSION HEARING DATE: December 15, 2004,  
January 26, 2005 and July 6, 2005**

**SYNOPSIS:**

The applicants are requesting a Zone Change from A-1-1 to C-3-DP on approximately four acres of the subject property and a conditional use permit to operate a recreational vehicle sales yard at that location. The applicants are requesting a Conditional Use Permit to authorize a private recreational club, to include an outdoor archery field, indoor archery range, and sports retail shop in the A-1-1 zone.

**PROCEEDINGS BEFORE THE COMMISSION:**

December 15, 2004 Public Hearing

A duly noticed public hearing was held on July 6, 2005 before the Regional Planning Commission. Commissioners Valadez, Modugno, Bellamy, and Helsley were present. Staff presented the applicant's proposal for a Zone Change from A-1-1 to M-1-DP on four acres and a conditional use permit to allow the storage of boats and recreational vehicles on the property to be zoned M-1-DP and a conditional use permit to authorize a private recreational facility for archery on the remainder of the property. The Commission continued the case until January 26, 2005 to allow the applicant modify their project and meet with the Acton Town Council.

January 26, 2005 Public Hearing

A public hearing was held January 26, 2005. Commissioners Rew, Bellamy, Modugno and Helsley were present. The Regional Planning Commission removed this case from the hearing calendar in order to allow the applicant time to modify their proposal and submit site plans for review by Staff.

July 6, 2005 Public Hearing

A duly noticed public hearing was held on July 6, 2005 before the Regional Planning Commission. Commissioners Rew, Modugno, and Helsley were present. Staff presented the applicant's modified proposal. Two persons were sworn in and testified for this project. The applicant, Mr. Rick Hall testified in favor of the project and answered questions posed by the Commission. A neighbor, Mr. Rick Ward, testified that the trailer on an adjacent property was dilapidated and questioned the upkeep of the proposed project if the permit was approved. In rebuttal, the applicant expressed that they were willing to paint the trailer.

The Commission directed staff to maintain condition #19 for site lighting and require the applicant to obtain business licenses from the county for operation of the archery facility and archery sales. The provision of sidewalks and street lighting was to be postponed until the remainder of the street was improved.

There being no further testimony, the Regional Planning Commission closed the public hearing, indicated its intent to approve the zone change and permit, and directed staff to prepare the final environmental documentation and findings and conditions for approval, including changes to the conditions as discussed and as agreed to by the applicant.

### Findings

1. The applicants are requesting a Conditional Use Permit to authorize the construction, operation, and maintenance of a private recreational club, to include an outdoor archery field, indoor archery range, and sports retail shop. The applicants are requesting a Zone Change from A-1-1 to C-3-DP on approximately four acres of the subject property and propose to operate a recreational vehicle sales yard at that location. A recreational vehicle sales lot requires a Conditional Use Permit in the C-3-DP zone.
2. The site plan depicts the 17 acre parcel. A four acre, trapezoidal-shaped portion of the property has been proposed for a zone change to accommodate the RV sales lot. The site plans show a 720 square foot modular office building, 6 compact parking spaces, and 78 RV parking spaces in a two-tiered, gravel-paved lot. The elevation of the southern pad is 3019 feet and the elevation of the northern pad is 3035 feet. Access will be provided from two driveways on Sunrise View Street. The applicant proposes to encircle the RV sales lot with concrete masonry and wrought iron fencing. Landscaping will be provided on the street frontage along Sunrise View Street and portions throughout the RV sales lot. Lighting will be provided according to the Acton Community Standards District Style Guidelines, in the form of log lighting poles.

The site plan shows the archery facility in the middle portion of the flag lot property, accessed by a 25' private access way from Sunrise View Street. Log fencing will follow along the private access way to the archery center. Thirty-four parking spaces, including two handicapped accessible spaces, will be provided around the 13,000 square foot building. A ten foot wide porch will be built along the east side of the building. Four roll-up doors will be built on the west side of the building. The main entrance will be located at the south side of the building, opposite the driveway access. The building will include a 20 yard/ 18 meter tournament range, a 3-D pop-up target range, space for equipment sales and repair, an office, and lounge areas. A walking path leads to the 121' by 329', 39,063 square foot outdoor range, located towards the center of the parcel. Landscaping will be provided along the north and south sides of the outdoor range. Log rail fencing will be provided along the driveway up to facility.

3. The applicants are requesting a change of zone from A-1-1 to C-3-DP on 4 acres of 17-acres to accommodate a RV sales lot. The applicant has proposed operation times similar to the neighboring RV sales and repair facility across the street, which

operates between 8 am and 7 pm, seven days a week. Four employees are estimated to work at the site.

4. The applicants are requesting to operate an outdoor sports recreational center, to include indoor and outdoor archery ranges, and archery and paintball equipment sales. The facility is proposed to operate with four employees, between the hours of 11 am and 7 pm, Tuesday through Saturday. Archery instruction for adults and youths will be offered at the site. The outdoor field will be used during daylight hours only. Approximately four tournaments will be held per year. Special events are proposed to attract no more than 100 persons.

Multiple measures will be taken to ensure that the archery facility will be operated in a safe manner. The outdoor archery field will be oriented so that the archers will shoot to the northeast in to the hillside, towards the property interior. The maximum distance an average experienced archer can shoot is 300 feet. The Antelope Valley Freeway will be at least 350 feet away from the outdoor field. The adjacent property to the west and Sunrise View Street are within 300 feet of the outdoor sports field. Sunrise View Street leads to only a few residences and is not a heavily used street.

5. The subject parcel is located at 33418 Sunrise View Street, in the community of Acton, in the Soledad Zoned District. The property is located on the northeast corner of East Old Sierra Highway and Sunrise View Street and includes properties at APN's 3057-024-011 and 3057-024-003
6. The zoning designation of the subject property is Light Agricultural, one density unit per acre, to the north, east, and south. Zoning to the west consists of Light Agricultural, one density unit per acre and Unlimited Commercial - Development Program.
7. Surrounding land uses include single-family residences, RV sales and service, travel trailer park vacant land, and the Antelope Valley Freeway.
8. Parcel Map No. PM 24540 was recorded August 24, 2004 to record three single family lots on 7.86 acres. One parcel, Assessor's Parcel Number 3057024003, is included in this application.
9. On February 22, 1957, Ordinance 7091 designated the zoning on the property as M-3. On October 10, 1958, Ordinance 7401 changed the zoning on the property from M-3 to RA-15,000. With the adoption of the Antelope Valley Areawide General Plan and Acton Community Standards District on December 4, 1986, the property was changed from R-A-15,000 to A-1-1.
10. Pertinent policies under Chapter V of the Antelope Valley Areawide General Plan include:

- a. Promote and enhance a rural community character in designated rural areas (11).
  - b. Encourage an appropriate mix of land use types to prevent disharmony and degradation. Uses should be integrated using appropriate buffering techniques to create a cohesive community (26).
  - c. Encourage appropriate aesthetic measures (landscaping, signage, design themes, etc...) so that each community can be clearly distinguished from their neighbors (42).
  - d. Mitigate where possible undesirable impacts of adjacent land uses through utilization of appropriate buffers, building codes and standards (62).
11. The subject property is designated N1 (Non-Urban 1 - 1 dwelling unit per 2 acres) according to the Land Use Policy Map in the Antelope Valley Areawide General Plan. Properties in areas with this designation are suitable for residential and non-residential uses that will maintain the character of existing neighborhoods with an average of .5 dwelling units per acre or 1 dwelling unit per 2 acres. Private and commercial recreational uses are allowed in non-urban areas, if they are intended to serve the needs of local residents and are designed in a manner compatible with and sensitive to surrounding scenic and natural resources. General development policies under Chapter VI of the Antelope Valley Areawide Plan for non-residential uses in non-urban areas include:
- a. The proposed use shall be located and designed so as to minimize the scenic, noise, and odor impacts on adjacent neighborhoods and other adjacent land uses (3a1, VI -24).
  - b. The proposed site should be appropriately landscaped such that the development blends in to the surrounding landscape as much as possible. Appropriate landscaping should include whenever practical, materials appropriate to desert environs (3c1, VI -24).
  - c. The proposed site should be appropriately fenced, if necessary (3c2, VI -25).
  - d. Consideration should be given to appropriate hours of operation (3c3, VI -25).
  - e. If located in a hillside area, the proposed site should be designed so as to minimize necessary grading and to take advantage of existing hillside contours. The design should also minimize the scenic and geologic impacts of the project, particularly erosion and land slippage (3c5, VI -25).

Private and commercial recreational uses are allowed in non-urban areas if they are intended to serve the needs of local residents and are designed in a manner compatible with and sensitive to surrounding scenic and natural resources. Due to the location and design, the proposed private recreational club will not cause a significant disruption or safety hazard to the surrounding community. It is consistent with the N1 land use designation which allows non-residential uses that provide specialized activities that are compatible with and sensitive to the surrounding scenic and natural resources. The private recreational club can be found compatible with the Antelope Valley Areawide Plan policies.

In addition to residential uses, areas designated N1 allow private and commercial recreational uses that serve the needs of local residents and are designed in a manner compatible with and sensitive to surrounding scenic and natural resources. Properly conditioned, the proposed RV sales facility can complement the existing RV sales and service center across the street and can serve as a satellite sales office. Due to the popularity of RVs in the surrounding area, an RV sales center can be considered a use that serves both local and regional needs.

12. Section 22.08.180 provides the definition for a private recreation club: "Private recreation club" means an association of persons who are bona fide members, paying regular dues, and organized to provide outdoor recreational facilities for members and their guests, but not including an association organized primarily to render a service customarily carried on as a commercial enterprise.

The applicant has outlined an operating proposal in which all users would be required to attain yearly membership with the archery center. All members would be required to sign in upon entry. The facility will be monitored by range masters. The applicant is proposing archery sales as an accessory use.

13. According to Section 22.44.126 C 1, proposed development must consider and preserve to the greatest extent feasible the hillsides, ridgelines, drainage courses, and other natural features. Buildings and structures should blend in to terrain by using setbacks, structure heights and architectural designs.

The proposed archery facility and RV sales lot will be built at the base of the hillside. While a portion of the archery center parking area will be built over a seasonal drainage course, the seasonal drainage course terminates about 100 feet to the south, at a concrete drainage swale on the north side of the Antelope Valley Freeway. The applicant will be required to submit a drainage concept to the Department of Public Works. This requirement has been met.

14. According to Section 22.44.126 C 2, development plans shall emphasize the protection of and revegetation with native vegetation, including the native plants, grasses, shrubs and trees which intercept, hold, and more slowly release rainfall than bare earth surfaces. All disturbed and revegetated landscaping shall be

maintained over a two year period. A detailed landscaping plan will be required in the conditions.

15. According to Section 22.44.126 C 3, all uses in commercial land classifications and all non residential uses within urban residential or non-urban land classifications which are not accessory to residential structures shall a) not exceed a height of 35 feet, b) be designed in a "Western frontier village, circa 1890's style", and c) be designed to conceal from public view all external utilities.

The proposed archery facility will reach a height of 31 feet and 4 inches and will not exceed the height limit. The building features a false storefront and covered porch on the east side of the building. The south and west sides of the building, which will be visible from public view, will be required to be designed with "Western Frontier Village, circa 1890's style" features. External utilities will also be required to be hidden from public view. The proposed RV sales lot would meet the height requirement as the proposed office trailer is one story. These requirements will be included in the conditions.

16. According to Section 22.44.126 C 4, the maximum impervious finished services for nonresidential uses, including stores, shall not exceed 90 percent. The subject property is a 17-acre site. The parking area for the archery center and the RV sales lot will have gravel paving. About half of the property will be undisturbed. This requirement has been met.

17. According to Section 22.44.126 C 5, billboard signs are prohibited. According to Section 22.44.126 C 6, the following regulations apply to signage: a) signage shall be unobtrusive and in the style of Western frontier architectural guidelines, b) lighting shall be external with internal illumination prohibited, and c) wall businesses signs shall not exceed the highest point of the building. The maximum area permitted of a wall sign is one and one-half square feet for each one linear foot of building frontage, not to exceed 100 square feet per tenant, and d) freestanding business signs, typically monument style, as provided for in Section 22.52.890, except that roof business signs shall be prohibited, the height of such signs shall be limited to five feet measured from the natural grade at street level, and the maximum area of combined faces on such signs shall be limited to 100 square feet.

Billboard signs have not been proposed. A freestanding sign is currently located on the property. Additional signage has not been proposed. These requirements will be included in the conditions.

18. According to Section 22.44.126 C 7, in addition to standards provided in Section 22.48.160 concerning the height of fences, the following fence design features shall apply to the construction of perimeter fencing: a) only split rail, open wood, wire or wrought iron style or similar open-type perimeter fences shall be permitted, except on residential lots of less than 10,000 square feet, or unless view-obscuring



fences are required for visual shielding by other provisions of this title; and b) except where otherwise required by ordinance, at least 70 percent of the entire fence area shall be non-view-obscuring; no slats or other view-obscuring materials may be inserted into or affixed to such fences. Any solid lineal sections must be primarily for structural purposes or provide minor architectural design features.

Log fencing has been proposed along the driveway leading up to the archery center. Fencing has not been proposed for the archery facility. Wrought iron fencing has been proposed around the perimeter of the RV sales lot.

19. Outside storage is permitted in the C-3-DP zone. Any outside storage of recreational vehicles shall conform to Section 22.52.610. Outside storage is not a use allowed in the A-1 zone. Any proposed or future outside storage in the C-3-DP zone shall conform to these requirements. These requirements will be included in the conditions.
20. According to Section 22.44.126 C 8, exterior lighting shall be designed to minimize off site illumination, within requirements for public safety. Where lights are required, cut-off fixtures in keeping with the Western frontier architectural style will be specified. The applicant has included exhibits of proposed log pole lighting fixtures. These requirements will be included in the conditions.
21. According to Section 22.44.126 C, street improvements shall complement the rural character of the Acton community. All required local and highway streetlights shall utilize cut-off "Mission Bell" design fixtures, as specified by the local electric utility. Concrete sidewalks, curbs and gutters will generally not be required on local streets. A sidewalk is not shown on the site plan and will not be required unless improvements are made to the adjacent properties.
22. Section 22.20.120 provides yard requirements as follows – 20 feet for front yards, 5 feet for side yards, and 15 feet for rear yards. According to the site plan, the front, side, and rear yards conform to these requirements.
23. According to Section 22.52.1110, parking requirements for amusement, assembly, drinking, eating, or entertainment is one parking space per three persons. The applicant estimates that the site will accommodate 66 archers at full capacity, with a maximum of 46 archers in the indoor range and 20 archers in the outdoor range. The applicant also proposes special events designed to attract no more than 100 persons. Based on that capacity, the project would require 33 parking spaces. The site plan provides 34 parking spaces, which is adequate for the 100 person capacity. This requirement has been met.
24. Section 22.52.1060 D requires that where parking facilities are located against agricultural or residential zones, a solid masonry wall not less than five feet nor more than six feet in height shall be established along the side and rear lot lines adjoining said zones. Such wall shall not be less than four feet in height above the

surface of the adjoining property. If said wall is more than six feet in height above said adjoining property, it shall be set back from the adjoining property line a distance of one foot for each one foot in height above six feet.

25. No solid walls are shown on the site plan. A 5 foot to 6 foot high solid wall is required for parking areas adjacent to residential or agricultural areas. The parking area for the private recreational club is located along the Antelope Valley Freeway and not adjacent to residential property. A solid wall will not be required.
26. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (CEQA) and the environmental guidelines and reporting procedures of the County of Los Angeles. The Initial Study identified potentially significant effects of the project, which included traffic and noise, but prior to the release of the proposed mitigated negative declaration and initial study for public review, the applicant made or agreed to revisions in the project which would avoid or mitigate the effects to a point where clearly no significant effects would occur. The Initial Study and project revisions show that there is no substantial evidence, in light of the whole record before the Commission, that the project as revised may have a significant effect on the environment. Based on the Initial Study and project revisions, the Department of Regional Planning has prepared a Mitigated Negative Declaration for this project. A Mitigation Monitoring Program has been drafted to ensure that the applicant performs the required mitigation measures.
27. The proposed use is consistent with the Antelope Valley Areawide Plan and is in compliance with the requirements of the Acton Community Standards District, as directed by the Regional Planning Commission.
28. As conditioned, this proposed project will be compatible with the surrounding area and does not pose adverse impacts.

**BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:**

- A. The proposed use is consistent with the adopted general plan for the area;
- B. The requested use at the proposed location will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare;
- C. The proposed site is adequate in size and shape to accommodate the development features prescribed in Title 22 of the County Code, or as otherwise required in order to integrate said uses with the uses in the surrounding area;

- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required;

AND, THEREFORE, the information submitted by the applicant and presented at the hearing substantiates the required findings for a conditional use permit as set forth in Section 22.56.090 of the Los Angeles County Code (Zoning Ordinance).

**REGIONAL PLANNING COMMISSION ACTION:**

1. The Regional Planning Commission has considered the Mitigated Negative Declaration together with any comments received during the public review process, finds on the basis of the whole record before the Regional Planning Commission that there is no substantial evidence the project will have a significant effect on the environment, finds that the Mitigated Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Mitigated Negative Declaration.
2. In view of the findings of fact presented above, Project Number R2005-01393-(2) is **APPROVED** subject to the attached conditions.

**VOTE**                      **3-0**

**Concurring:**              **Bellamy, Rew, Modugno**

**Dissenting:**

**Abstaining:**

**Absent:**                      **Valadez, Helsley**

**Action Date:**              **9-28-05**

RJF:AN  
9-28-05

1. This grant authorizes the use of the subject property for the construction, operation, and maintenance of a private recreational facility limited to archery and archery related uses only on the portion of the property zoned A-1-1. This grant also authorizes a recreational vehicle sales lot limited to the portion of the property zoned C-3-DP. Both uses are authorized as depicted on the approved Exhibit "A", subject to all of the following conditions of approval.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant and that the conditions of the grant have been recorded as required by Condition No. 8, and until all required monies have been paid pursuant to Conditions No. 10, 11, and 22. This grant shall not be effective unless and until the Board of Supervisors has adopted Zone Change Case No. 03-010-(5) and an ordinance reflecting such changes of zone has become effective.
4. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
  - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

- b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee according to Los Angeles County Code Section 2.170.010.

6. This grant will expire unless used within 2 years from the date of approval. A one-year time extension may be requested, in writing and with payment of the applicable fee, at least six months before the expiration date.
7. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
8. Prior to the use of this grant, the property owner or permittee shall record the terms and conditions of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property. Upon recordation, an official copy of the recorded conditions shall be provided to the Director.
9. **This grant will terminate on September 28, 2005 (20 years after the approval date)** unless renewed by the Director for an additional period of ten (10) years, not to exceed a total of two renewals or twenty years (20) years, upon the permittee's request made in accordance with the procedures set forth in Part 12 of Chapter 22.56 of the County Code. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect. If the Permittee intends to continue operations after such date, a new Conditional Use Permit application shall be filed with the Department of Regional Planning at least six months prior to the expiration of this permit, whether or not any modification of the use is requested at that time.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. The permittee shall deposit with the County of Los Angeles the sum of **\$1500**. These monies shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **10 biennial inspections**. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be \$150.00 per inspection, or the amount equal to the current recovery cost at the time of payment, if that amount is different.

11. Within five (5) days of the approval date of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code. The project is not *de minimus* in its effect on fish and wildlife and is not exempt from payment of a fee to the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code. The current fee amount is \$1,275.00.
12. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance. In the event that the county deems it necessary to initiate such proceedings pursuant to Part 13 of Chapter 22.56 of the County Code, the applicant shall compensate the county for all costs incurred in such proceedings.
13. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided to the satisfaction of and within the time periods established by said Department.
14. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
15. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works.

16. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
17. In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
18. The subject facility shall be developed and maintained in compliance with requirements of Los Angeles County Department of Health Services. Adequate water and sewage disposal facilities shall be provided to the satisfaction of said Department.
19. All parking lot and other exterior lighting shall be hooded and directed away from neighboring residences to prevent direct illumination and glare, and shall be turned off within thirty minutes after conclusion of activities, with the exception of sensor-activated security lights and/or low level lighting along all pedestrian walkways leading to and from the parking lot.
20. Within sixty (60) days of the approval date of this grant, the permittee shall submit to the Director for review and approval three (3) copies of an Exhibit "A", similar to that presented at the public hearing, that depicts all required project changes, including a) call out materials and heights for all fences and walls; and b) a minimum of six standard parking spaces shall be provided for the RV sales lot. The subject property shall be developed and maintained in substantial compliance with the approved Exhibit "A." All revised plot plans must be accompanied by the written authorization of the property owner.
21. The permittee shall submit three (3) copies of a sign plan depicting the location and size of all signage on the property in compliance with the Zoning Ordinance prior to installation of the signage. The signage plan may be incorporated into the revised site plan.
22. The permittee shall comply with the attached "Project Mitigation Measures Due to Environmental Evaluation" and the corresponding Mitigation Monitoring Program. The applicant shall deposit the sum of \$3,000 with the Department of Regional Planning to defray the cost of reviewing and verifying the information contained in the required mitigation monitoring reports. This deposit is due and payable within 30 days of the approval date of this grant.

23. The permittee shall submit a landscape plan to include all disturbed areas and manufactured slopes. The landscape plan shall utilize drought resistant plants native to the area. The landscaping plan shall be subject to review by the Director prior to approval.
24. The permittee shall consult with the Department of Regional Planning for any additional uses and/or construction on the site. A new conditional use permit will be required for any additional uses other than uses accessory to the approved private recreational facility or any new construction on the site.
25. All buildings shall be consistent with "Western frontier village, circa 1890's style" design.
26. The hours of operation shall be limited to those hours between 7:00 am and 10:00 pm. Outdoor uses shall be limited to daylight hours only. The outdoor archery field shall not be lit.
27. Heating, ventilation, and air condition units shall be placed at ground level and oriented toward the inside of the building structure. Units shall be screened from view.
28. The use of amplified sound including the use of loud bells, outdoor public address systems, or similar acoustical devices shall be prohibited.
29. A minimum of 33 parking spaces shall be provided for the private recreational archery club. A minimum of two parking spaces shall be handicap accessible. A minimum of six parking spaces shall be provided for the recreational vehicles sales lot.  
  
The required parking spaces shall be continually available for vehicular parking only and shall not be used as storage, automobile repair, or any other unauthorized uses. Recreational vehicles, motor homes, and trailers are prohibited from parking within any required yard/setback area.
30. Outside storage, including the storage of recreational vehicles, is allowed in the C-3-DP zone, in compliance with the Zoning Ordinance. Outside storage may be incorporated into the revised site plan. Outside storage is prohibited in the A-1-1 zone.
31. Firearm and paintball sales and uses are prohibited from this site.



32. The permittee shall comply with all Fire Department requirements provided in their correspondence dated September 3, 2004 or as otherwise modified by said Department.
33. The permittee shall comply with all Public Works requirements provided in their correspondence dated August 25, 2004, except for the requirement of a traffic study or as otherwise modified by said Department. The provision of sidewalks and street lighting by the permittee and along the permittee's property shall be postponed until sidewalks and street lighting improvements are provided along the remainder of Sunrise View Street.

RJF:AN

09-25-05

**Attachments:**

Project Changes/Conditions Due to Environmental Evaluation  
Mitigation Monitoring Program.

Public Works Letter, dated August 25, 2004

Fire Department Letter, dated September 3, 2004

**PROJECT CHANGES/CONDITIONS  
DUE TO ENVIRONMENTAL EVALUATION**

**PROJECT No. CUP/ZC 03-010**

The Department of Regional Planning (DRP) staff has determined that the following conditions or changes in the project are necessary in order to assure that there will be no substantial evidence that the proposed project may have a significant effect on the environment.

The applicant shall deposit the sum of \$3,000 with the DRP within 30 days of project approval in order to defray the cost of reviewing and verifying the information contained in the reports by a Mitigation Monitoring Program (MMP).

**Fire Hazard**

Prior to issuance of any grading permit, the applicant shall submit a fuel modification/landscape plan to be reviewed and approved by the Fire Department.

**Flood Hazard**

Prior to issuance of any grading permit, the applicant shall submit a drainage concept to be reviewed and approved by the Department of Public Works.

**Water Quality/Supply**

Prior to issuance of any grading permit, the applicant shall submit a detailed feasibility report of installing a private sewage disposal system to the Department of Health Services for review and approval.

At the time of construction when public sewer, intended to serve any lot or premises, is available within 200 feet of the property line, all plumbing and waste water drainage system on such lot or premises shall be connected to such public sewer.

Prior to issuance of any building permit, the applicant shall obtain authorization from the California Regional Water Quality Control Board for design and installation of the proposed private sewage disposal system.

Prior to issuance of any grading permit, the applicant shall demonstrate availability of an adequate sustainable supply of potable water from an approved source. Potable water to the entire property shall be supplied through an approved public water system.

**Air Quality**

Prior to issuance of any grading permit, the applicant shall comply with South Coast Air Quality Management District (SCAQMD) Rule 403 and prepare a fugitive dust control plan to the satisfaction of the SCAQMD. A copy of the approved shall be retained on site during construction period for inspection purposes.

## **Biota**

Prior to grading, a qualified biologist shall be retained by the applicant as the biological monitor subject to the approval of the County of Los Angeles. That person shall ensure that impacts to biological resources are avoided or minimized, and shall conduct pre-grading field surveys for special-status plant and animal species that may be affected and/or eliminated as a result of grading and/or site preparation activities. During earthmoving activities, the biological monitor shall be present to relocate any vertebrate species that may come into harm's way to an appropriate offsite location of similar habitat. The biological monitor shall be authorized to stop specific grading activities if violations of mitigation measures or any local, state, or federal laws are suspected.

Project related activities likely to have the potential of disturbing suitable bird nesting habitat shall be prohibited from February 1 through August 31, unless a project biologist acceptable to the Director of Planning surveys the project area prior to disturbance to confirm the absence of active nests or nesting habitat. Disturbance shall be defined as any activity that physically removes and/or damages vegetation or habitat or any action that may cause disruption of nesting behavior such as loud noise from equipment and/or artificial night lighting. Surveys shall be conducted weekly, beginning no earlier than 30 days and ending no later than 3 days prior to the commencement of disturbance. If an active nest is discovered, disturbance within 300 feet (500 feet for raptors) shall be postponed until the nest is vacated, offspring have left the nest area and there is no evidence of further attempts at nesting. Limits of avoidance shall be demarcated with flagging or fencing. The project proponent shall record the results of the recommended protective measures described above and submit the records to the Department of Regional Planning to document compliance with applicable State and Federal laws pertaining to the protection of native birds.

Areas altered during cut and fill operation shall be revegetated with locally indigenous, native plants immediately following completion of grading activity. The applicant shall submit a revegetation plan to the Fire and the Regional Planning Departments for review and approval prior to issuance of any grading or building permit. Revegetated slopes shall be maintained and irrigated as necessary until full cover is established. This revegetation plan may be incorporated within the fuel modification/landscape plan.

Security lighting for on-ground facilities and equipment are to be down-shielded to keep light minimal within the boundaries of the site.

Prior to alteration of any streambeds and issuance of any grading permit, the applicant shall enter into an agreement with the California State Department of Fish and Game, pursuant to Sections 1601 through 1603 of the State Fish and Game Code.

Before any dredged or fill material is discharged into waters of the U.S., the applicant may be required to submit a Department of Army Permit Section 404 Clean Water Act to Army Corps of Engineers, Los Angeles District Branch.

## **Visual**

Prior to issuance of any grading permits, the applicant shall prepare a landscape plan to be reviewed and approved by Regional Planning.

### **Traffic/Access**

Within 90 days of project approval, the applicant shall submit a revised Site Plan to Departments of Regional Planning and Public Works to depict, but not limit to, the following: (1) correct scale legend, (2) site access and interior circulation for the property including the recreation vehicle storage area, the archery ranges and other structures, (3) adjacent intersections in relation to the project and Sunrise View Street, (4) correct Assessor's Parcel Number (APN).

A striping plan for Sunrise View Street shall be submitted to Public Works for review and approval prior to issuance of any grading permit.

### **Culture Resources**

The applicant shall agree to suspend construction in the vicinity of a cultural resource encountered during ground-disturbing activities at the site, and leave the resource in place until a qualified archaeologist can examine them and determine appropriate mitigation measures.

### **Mitigation Compliance**

As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting annual mitigation compliance report to the DRP for review, and for replenishing the mitigation monitoring account if necessary until such time as all mitigation measures have been implemented and completed.

As the applicant, I agree to incorporate these changes/conditions into the project, and understand that the public hearing and consideration by the Hearing Officer and/or Regional Planning Commission will be on the project as changed/conditioned.

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Date

No response with 10 days. Environmental Determination requires that these changes/conditions be included in the project.

\_\_\_\_\_  
Staff

11-8-04  
\_\_\_\_\_  
Date

**MITIGATION MONITORING PROGRAM**  
**PROJECT NO. CUP/ZC 03-010**

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<b>Fire Hazard</b> The applicant shall submit a fuel modification/landscape plan to be reviewed and approved by the Department of Public Works.	Submittal and approval of fuel modification/landscape plan	Prior to issuance of any grading permit	Applicant	Fire Department
<b>Flood Hazard</b> The applicant shall submit a drainage concept to be reviewed and approved by the Department of Public Works.	Submittal and approval of drainage concept	Prior to issuance of any grading permit	Applicant	Public Works
<b>Water Quality/Supply</b> The applicant shall submit a detailed feasibility report of installing a private sewage disposal system to the Department of Health Services for review and approval. At the time of construction when public sewer, intended to serve any lot or premises, is available within 200 feet of the property line, all plumbing and waste water drainage system on such lot or premises shall be connected to such public sewer.	Submittal and approval of detailed feasibility report	Prior to issuance of any grading permit	Applicant	Health Services
	Connection to public sewer if available within 200 feet at the time of construction	Upon construction	Applicant	Public Works
Prior to issuance of any building permit, the applicant shall obtain authorization from the California Regional Water Quality Control Board for design and installation of the proposed private sewage disposal system.	Approval of design and installation of proposed septic system	Prior to issuance of any building permit	Applicant	Regional Water Quality Control Board
The applicant shall demonstrate availability of an adequate sustainable supply of potable water from an approved source. Potable water to the entire property shall be supplied through an approved public	Demonstration of availability of potable water	Prior to issuance of any grading permit	Applicant	Health Services

MITIGATION MONITORING PROGRAM  
PROJECT NO. CUP/ZC 03-010

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
water system.				
<b>Biota</b> A qualified biologist shall be retained by the applicant as the biological monitor subject to the approval of the County of Los Angeles. That person shall ensure that impacts to biological resources are avoided or minimized, and shall conduct pre-grading field surveys for special-status plant and animal species that may be affected and/or eliminated as a result of grading and/or site preparation activities. During earthmoving activities, the biological monitor shall be present to relocate any vertebrate species that may come into harm's way to an appropriate offsite location of similar habitat. The biological monitor shall be authorized to stop specific grading activities if violations of mitigation measures or any local, state, or federal laws are suspected.	Pre-grading field surveys and on-site biological monitoring during construction	Prior to issuance of grading permit	Applicant	Regional Planning
Project related activities likely to have the potential of disturbing suitable bird nesting habitat shall be prohibited from February 1 through August 31, unless a project biologist acceptable to the Director of Planning surveys the project area prior to disturbance to confirm the absence of active nests or nesting habitat. Disturbance shall be defined as any activity that physically	Pre-construction survey(s)	Prior to project construction	Applicant	Regional Planning

MITIGATION MONITORING PROGRAM  
PROJECT NO. CUP/ZC 03-010

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
removes and/or damages vegetation or habitat or any action that may cause disruption of nesting behavior such as loud noise from equipment and/or artificial night lighting. Surveys shall be conducted weekly, beginning no earlier than 30 days and ending no later than 3 days prior to the commencement of disturbance. If an active nest is discovered, disturbance within 300 feet (500 feet for raptors) shall be postponed until the nest is vacated, offspring have left the nest area and there is no evidence of further attempts at nesting. Limits of avoidance shall be demarcated with flagging or fencing. The project proponent shall record the results of the recommended protective measures described above and submit the records to the Department of Regional Planning to document compliance with applicable State and Federal laws pertaining to the protection of native birds.	Submittal and approval of revegetation plan	Prior to issuance of any grading permit	Applicant	Regional Planning Fire Department
Areas altered during cut and fill operation shall be revegetated with locally indigenous, native plants immediately following completion of grading activity. The applicant shall submit a revegetation plan to the Fire and the Regional Planning Departments for review and approval prior to issuance of				

MITIGATION MONITORING PROGRAM  
PROJECT NO. CUP/ZC 03-010

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
any grading or building permit. Revegetated slopes shall be maintained and irrigated as necessary until full cover is established. This revegetation plan may be incorporated within the landscape plan.				
Security lighting for on-ground facilities and equipment are to be down-shielded to keep light minimal within the boundaries of the site.	Submittal and approval of revised Site Plan	Within 90 days of project approval	Applicant	Regional Planning
Prior to alteration of any streambeds and issuance of any grading permit, the applicant shall enter into an agreement with the California State Department of Fish and Game, pursuant to Sections 1601 through 1603 of the State Fish and Game Code.	Submittal and approval of California Fish and Game Streambed Alteration Agreement or waiver	Prior to issuance of any grading permit	Applicant	Regional Planning
Before any dredged or fill material is discharged into waters of the U.S., the applicant may be required to submit a Department of Army Permit Section 404 Clean Water Act to Army Corps of Engineers, Los Angeles District Branch.	Submittal and approval of ACOE 404 permit or waiver	Before any dredged or fill material is discharged into waters of the U.S.	Applicant	Regional Planning
<b>Visual</b> Prior to issuance of any grading permits, the applicant shall prepare a landscape plan to be reviewed and approved by Regional Planning.	Submittal and approval of landscape plan	Within 90 days of project approval	Applicant	Regional Planning Fire Department
<b>Traffic/Access</b> The applicant shall submit a revised Site Plan to Departments of Regional Planning and Public Works to depict, but not limit to, the	Submittal and approval of revised Site Plan	Within 90 days of project approval	Applicant	Regional Planning Public Works Traffic and Lighting



MITIGATION MONITORING PROGRAM  
PROJECT NO. CUP/ZC 03-010

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
following: (1) correct scale legend, (2) site access and interior circulation for the recreation vehicle storage area and the archery ranges, (3) adjacent intersections in relation to the project and Sunrise View Street, (4) site access to the caretaker's residence, and (5) correct Assessor's Parcel Number (APN).				
A striping plan for Sunrise View Street shall be submitted to Public Works for review and approval prior to issuance of any grading permit.	Submittal and approval of revised Striping Plan	Prior to issuance of any grading permit	Applicant	Public Works Traffic and Lighting
<b>Cultural Resources</b> The applicant shall agree to suspend construction in the vicinity of a cultural resource encountered during ground-disturbing activities at the site, and leave the resource in place until a qualified archaeologist can examine them and determine appropriate mitigation measures.	Suspension of construction activities until a qualified archaeologist can examine them and determine appropriate mitigation measures	Upon encounter of cultural resource	Applicant	Regional Planning
<b>Mitigation Compliance</b> As a means of ensuring compliance of all above mitigation measures, the applicant is responsible for submitting annual mitigation compliance report to the DRP for review and for replenishing the mitigation monitoring account if necessary until such time as all mitigation measures have been implemented.	Submittal of annual Mitigation Measure Compliance report and replenishment of Mitigation Monitoring account	Annual until such time as all mitigation measures have been implemented.	Applicant	Regional Planning





# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
www.ladpw.org

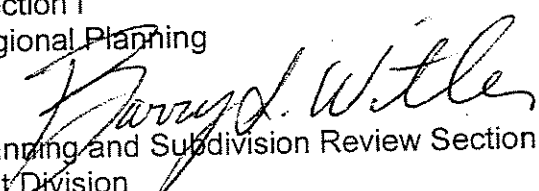
ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

August 25, 2004

IN REPLY PLEASE  
REFER TO FILE: LD-4

TO: Russell Fricano  
Zoning Permits Section I  
Department of Regional Planning

FROM: Barry S. Witler  
Transportation Planning and Subdivision Review Section  
Land Development Division

A handwritten signature in dark ink, appearing to read "Barry S. Witler", is written over the "FROM:" section of the letter.

### CONDITIONAL USE PERMIT NO. 03-010

We have reviewed the subject case in the Acton area in the vicinity of Sunrise View Street (33418 Sunrise View Street) and Old Sierra Highway. This case is for the construction of RV and boat storage, RV sales, archery sport center, and archery sales in addition to zone changes.

We recommend that this permit not be approved at this time. The applicant shall submit a traffic study to Public Works for review and approval and comply with the mitigation measures identified in the approved traffic study to the satisfaction of Public Works. For additional questions, please contact Suen Fei Lau of our Traffic and Lighting Division at (626) 300-4820.

If this permit is approved, we recommend the following conditions:

1. Construct sidewalk on Sunrise View Street to the satisfaction of Public Works
2. Realign the private access road to align with the paved Old Sierra Highway west of Sunrise View Drive.
3. Repair any displaced, broken, or damaged curb, gutter, and pavement on Sunrise View Street along the property frontage to the satisfaction of Public Works.
4. Comply with the following street lighting requirements:

- a. Provide street lights on concrete poles with underground wiring on Sunrise View Street along the property frontage. Street lighting plans must be approved by the Street Lighting Section. For additional information, please contact the Street Lighting Section at (626) 300-4726.
- b. The proposed development, or portions thereof, are not within an existing Lighting District. Annexation is required. Upon Conditional Use Permit approval, the applicant shall enter into a secured agreement with the County of Los Angeles for the installation of the street lights, in the amount of \$30,000, and comply with the conditions listed below in order for the Lighting Districts to pay for future operation and maintenance of street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to Public Works approving street lighting plans. The street lights shall be installed per approved plans prior to issuance of a Certificate of Occupancy.
  - 1) Request the Street Lighting Section to commence annexation and levy of assessment proceedings.
  - 2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
  - 3) Submit a map of the proposed development, including any roadways conditioned for street lights that are outside the proposed development area, to the Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.
- c. The area must be annexed into the Lighting District, and all street lights in the project or the current phase of the project must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, all street lights in the project or approved project phase have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.

Russell Fricano  
August 25, 2004  
Page 3

- d. Note that the annexation and assessment balloting process takes approximately five to six months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans.
5. Underground all utility lines to the satisfaction of Public Works. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.

WH:ca  
P:\LD\PUB\TRANS\CUPS\CUP 03-010 CONS

cc: Traffic and Lighting (Abdelhadi, Chon, Alfonso)

RP



COUNTY OF LOS ANGELES  
FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

DATE: 09-03-2004

TO: Department of Regional Planning  
Permits and Variances

SUBJECT: ZC 03-010

LOCATION: 33418 Sunrise View St. Acton

- ☐ The Fire Department has no additional requirements for this permit.
- ☒ The required fire flow for this development is 3000 gallons per minute for 3 hours. The water mains in the street, fronting this property must be capable of delivering this flow at 20 pounds per square inch residual pressure.
- ☒ Install 1 Public and/or     On-site and/or 1 Verify / Upgrade 6" X 4" X 2 1/2" fire hydrants, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.
- ☒ Comments: Provide the following information on the site plan: Occupancy, type of construction, extent of fire lanes, (indicated on the plans by shading or cross-hatching)
- ☒ Location: Install one new public fire hydrant on the north side of E .Old Sierra Hwy. by the proposed driveway. Provide locations and sizes of all fire hydrants within 300 feet of all property lines . Provide information on fire flow availability on LACoFD Form 195. Additional requirements may be made once information on hydrant locations and fire flow availability is received and reviewed.
- ☒ Access: The proposed Private Driveway, East of Sunrise View St. shall provide a minimum unobstructed width of 26' Clear to Sky, vehicular access to within 150 feet travel distance of all portions of the exterior walls.
- ☒ Special Requirements: Submit architectural drawings, including site plan, floor plan, elevations, door and windows schedules to Fire Prevention Engineering, 335-A East Ave K 6, Lancaster. Phone: 661 949 6319

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office @ (323) 890-4243.

Inspector:

Janna Masi

Co.CUP 04/04

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



Los Angeles County Department of Regional Planning  
320 West Temple Street, Los Angeles, California 90012  
Telephone (213) 974-6443

**PROJECT No.** 03-010-(5)  
**ZONE CHANGE**  
**CONDITIONAL USE PERMIT**

RPC CONSENT DATE  
September 28, 2005

CONTINUE TO

AGENDA ITEM  
**6**

PUBLIC HEARING DATE  
July 6, 2005, continued from 12-15-04, 1-26-05

<b>APPLICANT</b> Richard Hall Moose Mountain Archery Center	<b>OWNER</b> Richard and Janice Hall	<b>REPRESENTATIVE</b> Richard Hall
---	---	---------------------------------------

**REQUEST**  
Zone Change: To change the zone on approximately 4 acres from A-1-1 to C-3-DP.  
Conditional Use Permit: To authorize the construction, operation, and maintenance of a private recreational facility, to include an archery sports center and sports retail shop, and a recreational vehicle sales center.

<b>LOCATION/ADDRESS</b> 33418 Sunrise View Street	<b>ZONED DISTRICT</b> Soledad		
<b>ACCESS</b> Sunrise View Street/Old Sierra Highway	<b>COMMUNITY</b> Antelope Valley		
	<b>EXISTING ZONING</b> A-1-1		
<b>SIZE</b> 17 Acres	<b>EXISTING LAND USE</b> Vacant	<b>SHAPE</b> Irregular	<b>TOPOGRAPHY</b> Slopped

<b>SURROUNDING LAND USES &amp; ZONING</b> North: Single family residences, Vacant land / A-1-1 South: Highway, Vacant land / A-1-1	East: Vacant land / A-1-1 West: RV storage and sales, Single family residence, Vacant Land/ A-1-1, C-3-DP
--	--

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Countywide	_____	_____	_____
Antelope Valley Areawide General Plan	N1 (Non-Urban 1)	N/A	See Staff Analysis

**ENVIRONMENTAL STATUS**  
Mitigated Negative Declaration

**DESCRIPTION OF SITE PLAN**  
The applicant's site plan depicts the proposed construction of a commercial building, an outdoor sports field, and a recreational vehicle sales center. The 13,000 square foot commercial building will house an indoor archery range and an associated retail archery shop. The 39,000 square foot outdoor sports field will be located in the approximate middle of the parcel and will be accessed from the commercial building. A zone change is proposed on an approximate 4 acre section for the RV sales center. The RV sales center layout includes a 720 square foot modular office trailer and seventy-eight RV spaces.

**KEY ISSUES**

- Satisfaction of Section 22.16.110, Title 22 of the Los Angeles County Code zone change burden of proof requirements.
- Satisfaction of Section 22.56.040, Title 22 of the Los Angeles County Code conditional use permit burden of proof requirements.
- Satisfaction of Section 22.44.126, Title 22 of the Los Angeles County Code Acton Community Standards District requirements.

(If more space is required, use opposite side)

**TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS**

<b>STAFF CONTACT PERSON</b>			
RPC HEARING DATE(S)		RPC ACTION DATE	
MEMBERS VOTING AYE		MEMBERS VOTING NO	
MEMBERS ABSTAINING		MEMBERS ABSENT	
<b>STAFF RECOMMENDATION (PRIOR TO HEARING)</b>			
SPEAKERS*		PETITIONS	
(O) (F)		(O) (F)	
LETTERS		(F)	

\*(O) = Opponents (F) = In Favor





RPC MEETING DATE  
July 5, 2005

AGENDA ITEM NO.  
8

## REGIONAL PLANNING COMMISSION TRANSMITTAL CHECKLIST

PROJECT NO: 03-010

CASE NO. Zone Change/Conditional Use Permit  
Case No. 03-010-(5)

CONTACT PERSON: Adrienne Ng

- ☒ STAFF REPORT
- ☒ DRAFT CONDITIONS (If Recommended For Approval)
- ☐ DRAFT FINDINGS FOR DENIAL (If Land Division Case Recommended For Denial)
- ☒ BURDEN OF PROOF STATEMENT (Zoning or Plan Amendment Requests)
- ☒ ENVIRONMENTAL DOCUMENTATION
- ☒ THOMAS BROTHERS MAP (Identifying Subject Property)
- ☒ LAND USE RADIUS MAP
- ☒ SITE PLAN (or Tentative Map)
- ☒ PHOTOGRAPHS
- ☐ CORRESPONDENCE
- ☐ \_\_\_\_\_
- ☐ \_\_\_\_\_
- ☐ \_\_\_\_\_

Reviewed By: Russell J. Tricamo





Los Angeles County Department of Regional Planning  
320 West Temple Street, Los Angeles, California 90012  
Telephone (213) 974-6443

PROJECT No. 03-010-(5)  
ZONE CHANGE  
CONDITIONAL USE PERMIT

RPC CONSENT DATE

CONTINUE TO

AGENDA ITEM

8

PUBLIC HEARING DATE

July 6, 2005, continued from 12-15-04

APPLICANT

Richard Hall  
Moose Mountain Archery Center

OWNER

Richard and Janice Hall

REPRESENTATIVE

Richard Hall

REQUEST

Zone Change: To change the zone on approximately 4 acres from A-1-1 to C-3-DP.  
Conditional Use Permit: To authorize the construction, operation, and maintenance of a private recreational facility, to include an archery sports center and sports retail shop, and a recreational vehicle sales center.

LOCATION/ADDRESS

33418 Sunrise View Street

ZONED DISTRICT

Soledad

COMMUNITY

Antelope Valley

EXISTING ZONING

A-1-1

ACCESS

Sunrise View Street/Old Sierra Highway

SIZE

17 Acres

EXISTING LAND USE

Vacant

SHAPE

Irregular

TOPOGRAPHY

Slopped

SURROUNDING LAND USES & ZONING

North: Single family residences, Vacant land / A-1-1

East: Vacant land / A-1-1

South: Highway, Vacant land / A-1-1

West: RV storage and sales, Single family residence,  
Vacant Land/ A-1-1, C-3-DP

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Countywide			
Antelope Valley Areawide General Plan	N1 (Non-Urban 1)	N/A	See Staff Analysis

ENVIRONMENTAL STATUS

Mitigated Negative Declaration

DESCRIPTION OF SITE PLAN

The applicant's site plan depicts the proposed construction of a commercial building, an outdoor sports field, and a recreational vehicle sales center. The 13,000 square foot commercial building will house an indoor archery range and an associated retail archery shop. The 39,000 square foot outdoor sports field will be located in the approximate middle of the parcel and will be accessed from the commercial building. A zone change is proposed on an approximate 4 acre section for the RV sales center. The RV sales center layout includes a 720 square foot modular office trailer and seventy-eight RV spaces.

KEY ISSUES

- Satisfaction of Section 22.16.110, Title 22 of the Los Angeles County Code zone change burden of proof requirements.
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- (If more space is required, use opposite side)

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON		
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING MEMBERS ABSENT
STAFF RECOMMENDATION (PRIOR TO HEARING)		
SPEAKERS*	PETITIONS	LETTERS
(O) (F)	(O) (F)	(O) (F)

\* (O) = Opponents (F) = In Fave



## **STAFF ANALYSIS**

**PROJECT NUMBER 03-010-(5)**

### **CASE NUMBER**

Zone Change 03-010-(5)

Conditional Use Permit 03-010-(5)

### **OVERVIEW OF PROPOSED PROJECT**

The applicants, Mr. Richard Hall and Mrs. Janice Hall, are requesting a change of zone from A-1-1 to C-3-DP on 4 acres of 17-acres to accommodate a recreational vehicle (RV) sales facility with appurtenant uses. The RV facility will include a 720 square foot modular office building, associated RV and passenger vehicle parking, lighting, fencing, and landscaping.

The applicants are also requesting to construct, operate, and maintain the Moose Mountain Archery Center on the remainder of the property. The private recreational facility will include indoor and outdoor archery ranges, and accessory retail archery and paintball equipment sales. A 13,000 square foot building will be constructed and will include a retail shop, indoor ranges, and offices. A 39,000 square foot outdoor sports field will be constructed.

### **DESCRIPTION OF SUBJECT PROPERTY**

#### **Location**

The location of the subject property is 33418 Sunrise View Street, in the community of Acton, in the Soledad Zoned District. The property is located on the northeast corner of East Old Sierra Highway and Sunrise View Street, including properties at APN's 3057-024-011 and 3057-024-003.

#### **Physical Features**

The subject property is a 17-acre irregular shaped parcel. The site is vacant. Most of the property is undisturbed, with the exception of the southwest corner, where portions have been cleared of vegetation and/or partially leveled. There are two dirt roads on the property, one along the south side of the property along the Antelope Valley Freeway and one in the middle of the property. The site slopes downward from north to south. The property has frontage along Sunrise View Street, Old Sierra Highway (uncompleted), and the Antelope Valley Freeway.

### **ENTITLEMENT REQUESTED**

The applicants are requesting a Conditional Use Permit to authorize the construction, operation, and maintenance of a private recreational club, to include an outdoor archery field, indoor archery range, and sports retail shop. The applicants are requesting a Zone Change from A-1-1 to C-3-DP on approximately four acres of the subject property and propose to operate a recreational vehicle sales yard at that location. A recreational vehicle sales lot requires a Conditional Use Permit in the C-3-DP zone.

**ZONE CHANGE/CONDITIONAL USE PERMIT  
CASE NO. 03-010-(5)**

**Page 2 of 14  
STAFF ANALYSIS**

**EXISTING ZONING**

**Subject Property**

Zoning on the subject property is A-1-1 (Light Agricultural - one density unit per acre).

**Surrounding Properties**

Surrounding zoning consists of A-1-1 (Light Agricultural- one density unit per acre) to the north, east, and south. Zoning to the west consists of A-1-1 (Light Agricultural - one density unit per acre) and C-3-DP (Unlimited Commercial - Development Program).

**EXISTING LAND USE**

**Subject Property**

The subject property is currently vacant.

**Surrounding Properties**

**North:** Single family residences, vacant land

**East:** Vacant land

**South:** Highway, vacant land

**West:** RV storage and sales, travel trailer park, single family residence, vacant land

**PREVIOUS CASES/ZONING HISTORY**

Parcel Map No. PM 24540 was recorded August 24, 2004 to record three single family lots on 7.86 acres. One parcel, Assessor's Parcel Number 3057024003, is included in this application.

On February 22, 1957, Ordinance 7091 designated the zoning on the property as M-3. On October 10, 1958, Ordinance 7401 changed the zoning on the property from M-3 to RA-15,000. With the adoption of the Antelope Valley Areawide General Plan and Acton Community Standards District on December 4, 1986, the property was changed from RA-15,000 to A-1-1.

Subsequent to the filing of this application, several mobile homes and office trailers were located on the site. The mobile homes and trailers have since been removed, at the request of staff.

**ANTELOPE VALLEY AREAWIDE GENERAL PLAN**

**General Policies**

Pertinent policies under Chapter V of the Antelope Valley Areawide General Plan include:

*Promote and enhance a rural community character in designated rural areas (11).*

*Encourage an appropriate mix of land use types to prevent disharmony and degradation. Uses should be integrated using appropriate buffering techniques to create a cohesive community (26).*

*Encourage appropriate aesthetic measures (landscaping, signage, design themes, etc...) so that each community can be clearly distinguished from their neighbors (42).*

*Mitigate where possible undesirable impacts of adjacent land uses through utilization of appropriate buffers, building codes and standards (62).*

**Land Use Policy Map**

The subject property is designated N1 (Non-Urban 1 - 1 dwelling unit per 2 acres) according to the Land Use Policy Map in the Antelope Valley Areawide General Plan. Properties in areas with this designation are suitable for residential and non-residential uses that will maintain the character of existing neighborhoods with an average of .5 dwelling units per acre or 1 dwelling unit per 2 acres. Private and commercial recreational uses are allowed in non-urban areas, if they are intended to serve the needs of local residents and are designed in a manner compatible with and sensitive to surrounding scenic and natural resources. General development policies under Chapter VI of the Antelope Valley Areawide Plan for non-residential uses in non-urban areas include:

- a. The proposed use shall be located and designed so as to minimize the scenic, noise, and odor impacts on adjacent neighborhoods and other adjacent land uses (3a1, VI -24).
- b. The proposed site should be appropriately landscaped such that the development blends in to the surrounding landscape as much as possible. Appropriate landscaping should include whenever practical, materials appropriate to desert environs (3c1, VI -24).
- c. The proposed site should be appropriately fenced, if necessary (3c2, VI -25).
- d. Consideration should be given to appropriate hours of operation (3c3, VI -25).
- e. If located in a hillside area, the proposed site should be designed so as to minimize necessary grading and to take advantage of existing hillside contours. The design should also minimize the scenic and geologic impacts of the project, particularly erosion and land slippage (3c5, VI -25).

Private and commercial recreational uses are allowed in non-urban areas if they are intended to serve the needs of local residents and are designed in a manner compatible with and sensitive to surrounding scenic and natural resources. Due to the location and

**ZONE CHANGE/CONDITIONAL USE PERMIT  
CASE NO. 03-010-(5)**

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STAFF ANALYSIS**

design, the proposed private recreational club will not cause a significant disruption or safety hazard to the surrounding community. It is consistent with the N1 land use designation which allows non-residential uses that provide specialized activities that are compatible with and sensitive to the surrounding scenic and natural resources. The private recreational club can be found compatible with the Antelope Valley Areawide Plan policies.

In addition to residential uses, areas designated N1 allow private and commercial recreational uses that serve the needs of local residents and are designed in a manner compatible with and sensitive to surrounding scenic and natural resources. Properly conditioned, the proposed RV sales facility can compliment the existing RV sales and service center across the street and can serve as a satellite sales office. Due to the popularity of RVs in the surrounding area, an RV sales center can be considered a use that serves both local and regional needs.

**SITE PLAN**

The applicant's revised site plan depicts the 17-acre subject property. A four acre, trapezoidal-shaped portion of the property has been proposed for a zone change to accommodate the RV sales lot. The site plans show a 720 square foot modular office building, 6 compact parking spaces, and 78 RV parking spaces in a two-tiered, gravel-topped lot. The elevation of the southern pad is 3019 feet and the elevation of the northern pad is 3035 feet. Access will be from two driveways on Sunrise View Street. The applicant proposes to encircle the RV sales lot with concrete masonry and wrought iron fencing. Landscaping will be provided on the street frontage along Sunrise View Street and portions throughout the RV sales lot. Lighting will be provided according to the Acton Community Standards District Style Guidelines, in the form of log lighting poles.

The site plan shows the archery facility in the middle portion of the flag lot property, accessed by a 25' private access way from Sunrise View Street. Log fencing will follow along the private access way to the archery center. Thirty-four parking spaces, including two handicapped accessible spaces, will be provided around the 13,000 square foot building. A ten foot porch will be built along the east side of the building. Four roll-up doors will be built on the west side of the building. The main entrance will be located at the south side of the building, opposite the driveway access. The building will include a 20 yard/ 18 meter tournament range, a 3-D pop-up target range, space for equipment sales and repair, an office, and lounge areas. A walking path leads to the 121' by 329', 39,063 square foot outdoor range, located towards the center of the parcel. Landscaping will be provided along the north and south sides of the outdoor range. Log rail fencing will be provided along the driveway up to facility.

**COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS**

**Private Recreational Club**

*Section 22.08.180 provides the definition for a private recreation club: "Private recreation club" means an association of persons who are bona fide members, paying regular dues,*



**ZONE CHANGE/CONDITIONAL USE PERMIT  
CASE NO. 03-010-(5)**

**Page 5 of 14  
STAFF ANALYSIS**

*and organized to provide outdoor recreational facilities for members and their guests, but not including an association organized primarily to render a service customarily carried on as a commercial enterprise.*

The applicant has outlined an operating proposal in which all users would be required to attain yearly membership with the archery center. All members would be required to sign in upon entry. The facility will be monitored by range masters. The applicant is proposing archery and paintball sales as an accessory use.

**Compliance with the Acton Community Standards District**

*Section 22.46.126 provides requirements for development within the Acton Community Standards District.*

*According to Section 22.44.126 C 1, proposed development must consider and preserve to the greatest extent feasible the hillsides, ridgelines, drainage courses, and other natural features. Buildings and structures should blend in to terrain by using setbacks, structure heights and architectural designs.*

The proposed archery facility and RV sales lot will be built at the base of the hillside. While a portion of the archery center parking area will be built over a seasonal drainage course, the seasonal drainage course terminates about 100 feet to the south, at a concrete drainage swale on the north side of the Antelope Valley Freeway. The applicant will be required to submit a drainage concept to the Department of Public Works. This requirement has been met.

*According to Section 22.44.126 C 2, development plans shall emphasize the protection of and revegetation with native vegetation, including the native plants, grasses, shrubs and trees which intercept, hold, and more slowly release rainfall than bare earth surfaces. All disturbed and revegetated landscaping shall be maintained over a two year period.*

A detailed landscaping plan will be required. These requirements shall be included in the conditions.

*According to Section 22.44.126 C 3, all uses in commercial land classifications and all non residential uses within urban residential or non-urban land classifications which are not accessory to residential structures shall a) not exceed a height of 35 feet, b) be designed in a "Western frontier village, circa 1890's style", and c) be designed to conceal from public view all external utilities.*

The proposed archery facility will reach a height of 31 feet and 4 inches and will not exceed the height limit. The building features a false storefront and covered porch on the east side of the building. The south and west sides of the building, which will be visible from public view, will be required to be designed with "Western Frontier Village, circa 1890's style"

**ZONE CHANGE/CONDITIONAL USE PERMIT  
CASE NO. 03-010-(5)**

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STAFF ANALYSIS**

features. External utilities will also be required to be hidden from public view.

The proposed RV sales lot would meet the height requirement as the proposed office trailer is one story. These requirements will be included in the conditions.

*According to Section 22.44.126 C 4, the maximum impervious finished services for nonresidential uses, including stores, shall not exceed 90 percent.*

The subject property is a 17-acre site. The parking area for the archery center and the RV sales lot will have gravel paving. About half of the property will be undisturbed. This requirement has been met.

*According to Section 22.44.126 C 5, billboard signs are prohibited. According to Section 22.44.126 C 6, the following regulations apply to signage: a) signage shall be unobtrusive and in the style of Western frontier architectural guidelines, b) lighting shall be external with internal illumination prohibited, c) wall businesses signs shall not exceed the highest point of the building. The maximum area permitted of a wall sign is one and one-half square feet for each one linear foot of building frontage, not to exceed 100 square feet per tenant, and d) freestanding business signs, typically monument style, as provided for in Section 22.52.890, except that roof business signs shall be prohibited, the height of such signs shall be limited to five feet measured from the natural grade at street level, and the maximum area of combined faces on such signs shall be limited to 100 square feet.*

Billboard signs have not been proposed. A freestanding sign is currently located on the property. Additional signage has not been proposed. These requirements will be included in the conditions.

*According to Section 22.44.126 C 7, in addition to standards provided in Section 22.48.160 concerning the height of fences, the following fence design features shall apply to the construction of perimeter fencing: a) only split rail, open wood, wire or wrought iron style or similar open-type perimeter fences shall be permitted, except on residential lots of less than 10,000 square feet, or unless view-obscuring fences are required for visual shielding by other provisions of this title; and b) except where otherwise required by ordinance, at least 70 percent of the entire fence area shall be non-view-obscuring; no slats or other view-obscuring materials may be inserted into or affixed to such fences. Any solid lineal sections must be primarily for structural purposes or provide minor architectural design features.*

Log fencing has been proposed along the driveway leading up to the archery center. Fencing has not been proposed for the archery facility. Wrought iron fencing has been proposed around the perimeter of the RV sales lot.

*Outside storage is permitted in the C-3-DP zone. Any outside storage of recreational*

**ZONE CHANGE/CONDITIONAL USE PERMIT  
CASE NO. 03-010-(5)**

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STAFF ANALYSIS**

*vehicles shall conform to Section 22.52.610. Outside storage is not a use allowed in the A-1 zone.*

Any proposed or future outside storage in the C-3-DP zone shall conform to these requirements. These requirements will be included in the conditions.

*According to Section 22.44.126 C 8, exterior lighting shall be designed to minimize off site illumination, within requirements for public safety. Where lights are required, cut-off fixtures in keeping with the Western frontier architectural style will be specified.*

The applicant has included exhibits of proposed log pole lighting fixtures. These requirements will be included in the conditions.

*According to Section 22.44.126 C, street improvements shall complement the rural character of the Acton community. All required local and highway streetlights shall utilize cut-off "Mission Bell" design fixtures, as specified by the local electric utility. Concrete sidewalks, curbs and gutters will generally not be required on local streets.*

A sidewalk is not shown on the site plan and will not be required.

**COMPLIANCE WITH ZONING STANDARDS**

**Compliance with Applicable Development Standards in the A-1 Zone**

*According to Section 22.24.100, a conditional use permit is required for the operation of a private recreational club. According to Section 22.24.100, yard requirements for the A-1 zone refer to the standards from the R-1 zone.*

**Yard Requirements**

*Section 22.20.120 provides yard requirements as follows – 20 feet for front yards, 5 feet for side yards, and 15 feet for rear yards.*

According to the site plan, the front, side, and rear yards conform to these requirements.

**Parking**

*According to Section 22.52.1110, parking requirements for amusement, assembly, drinking, eating, or entertainment is one parking space per three persons.*

The applicant estimates that the site will accommodate 66 archers at full capacity, with a maximum of 46 archers in the indoor range and 20 archers in the outdoor range. The applicant also proposes special events designed to attract no more than 100 persons. Based on that capacity, the project would require 33 parking spaces. The site plan provides 34 parking spaces, which is adequate for the 100 person capacity. This requirement has been met.

**ZONE CHANGE/CONDITIONAL USE PERMIT  
CASE NO. 03-010-(5)**

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STAFF ANALYSIS**

*Section 22.52.1060 D requires that where parking facilities are located against agricultural or residential zones, a solid masonry wall not less than five feet nor more than six feet in height shall be established along the side and rear lot lines adjoining said zones. Such wall shall not be less than four feet in height above the surface of the adjoining property. If said wall is more than six feet in height above said adjoining property, it shall be set back from the adjoining property line a distance of one foot for each one foot in height above six feet.*

No solid walls are shown on the site plan. A 5 foot to 6 foot high solid wall is required for parking areas adjacent to residential or agricultural areas. The parking area for the private recreational club is located along the Antelope Valley Freeway and not adjacent to residential property. A solid wall will not be required.

**Compliance with Applicable Development Standards for C-3-DP Zone**

*According to Section 22.32.040, a Recreational Vehicle Sales lot is a use that requires a Conditional Use Permit in the C-3-DP zone.*

*Any property used for the outside storage or display of raw material, equipment or finished products shall comply with the requirements of Part 7 of Chapter 22.52. Section 22.52.610 illustrates specifications for fences or walls, including height, materials, color, and setbacks.*

The site plan shows a wrought iron fence encompassing the RV sales lot. Under Section 22.52.570, a solid wall or fence is not required for RV sales lots, however the solid wall or fence is required for any accessory storage. These requirements will be included in the conditions.

**Parking**

*According to section 22.52.1100 parking requirements for commercial areas is one parking space per 250 square feet.*

The 720 square foot office trailer will require 3 parking spaces. The site plan shows six compact spaces. This requirement has not been met.

**FIELD INVESTIGATION**

Staff visited the site November 17, 2004 and found that the site was undeveloped, but disturbed. Portions of the site had been cleared and graded. A 100-foot lane had been graded and a wooden target frame had been placed at the end. Off-road vehicle tracks and horse tracks were also present on site. Debris was found on site, including pallets of phone books and a refrigerator. Staff requested that the applicant remove the debris. The remainder of the property was in an undisturbed, natural state.

**PROPOSED OPERATION**

**ZONE CHANGE/CONDITIONAL USE PERMIT  
CASE NO. 03-010-(5)**

**Page 9 of 14  
STAFF ANALYSIS**

The applicants are requesting a change of zone from A-1-1 to C-3-DP on 4 acres of 17-acres to accommodate a RV sales lot. The applicant has proposed operation times similar to the neighboring RV sales and repair facility across the street, which operates between 8 am and 7 pm, seven days a week. Four employees are estimated to work at the site.

The applicants are requesting to operate an outdoor sports recreational center, to include indoor and outdoor archery ranges, and archery and paintball equipment sales. The archery building will be constructed and will include a retail shop, indoor ranges, and offices. A 39,063 square foot sports field will be constructed. The facility is proposed to operate with four employees, between the hours of 11 am and 7 pm, Tuesday through Saturday. Archery instruction for adults and youths will be offered at the site. The outdoor field will be used during daylight hours only. Approximately four tournaments will be held per year. Special events are proposed to attract no more than 100 persons.

The applicant has informed staff that the proposed archery facility would be reviewed and certified by the National Field Archery Association. If the course is certified and approved by the NFAA, the operator would be able to obtain liability insurance through that organization. The NFAA would ensure the course and ranges meet their established safety standards. A certified range master will also be present when the outdoor field is in use.

Multiple measures will be taken to ensure that the archery facility will be operated in a safe manner. The outdoor archery field will be oriented so that the archers will shoot to the northeast in to the hillside, towards the property interior. The maximum distance an average experienced archer can shoot is 300 feet. The Antelope Valley Freeway will be at least 350 feet away from the outdoor field. The adjacent property to the west and Sunrise View Street are within 300 feet of the outdoor sports field. Sunrise View Street leads to only a few residences and is not a heavily used street.

**BURDEN OF PROOF**

**Zone Change Burden of Proof per Code**

Pursuant to Los Angeles County Code Section 22.16.110 the applicant must meet the burden of proof requirements.

1. The modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration; and
2. That a need for the proposed zone classification exists within such area or district; and
3. That the particular property under consideration is a proper location for said zone classification within such area or district; and
4. That the placement of the proposed zone at such location will be in the interest of public health, safety, and general welfare, and in conformity with good zoning practice.

**Conditional Use Permit Burden of Proof per Code**

Pursuant to Los Angeles County Code Section 22.56.040 the applicant must meet the burden of proof requirements.

1. That the requested use at the location proposed will not:
  - A. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
  - B. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
  - C. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
2. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
3. That the proposed site is adequately served:
  - A. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
  - B. By other public or private service facilities as are required.

The applicant's Burden of Proof has been attached.

**ENVIRONMENTAL DOCUMENTATION**

The Department of Regional Planning has determined that a Mitigated Negative Declaration is the appropriate environmental documentation for this project under California Environmental Quality Act (CEQA) reporting requirements. An Initial Study was prepared for this project in compliance with the environmental guidelines and reporting procedures of the County of Los Angeles. The Initial Study showed that conditions or changes in the project are necessary in order to assure there is no substantial evidence that the project may have a significant effect on the environment. The following potential impacts were identified: fire, flood, water quality, air quality, biota, visual qualities, traffic, and cultural resources, all of which are documented in the attached Mitigated Negative Declaration and corresponding Mitigation Monitoring Plan.

**LEGAL NOTIFICATION/COMMUNITY OUTREACH**

A total of nine public hearing notices were mailed out to property owners within 500' of the subject property on May 25, 2005 regarding the subject request. Two of the nine the notices were undeliverable and returned to staff.

The notice was published in the Acton Agua Dulce Weekly News on May 30, 2005 and in La Opinion on June 1, 2005. Case-related material, including the hearing notice, factual and burden of proof were sent on May 30, 2005 to the Littlerock Library at 35119 80<sup>th</sup> Street East, in Littlerock. According to the applicant, the hearing notice has been posted on the property for 30 days prior to the public hearing.

### **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS**

#### **County of Los Angeles Fire Department**

Staff has received comments from the County of Los Angeles Fire Department dated September 3, 2004, which have been included as an attachment to this document.

#### **County of Los Angeles Department of Public Works**

Staff has received comments from the County of Los Angeles Department of Public Works dated August 25, 2004, which have been included as an attachment to this document.

#### **County of Los Angeles Sheriff's Department**

Staff has received comments from the County of Los Angeles Sheriff's Department dated August 4, 2004, which stated that the proposed project will not have a negative impact on the operations of the Palmdale Sheriff's Station.

### **PUBLIC COMMENTS**

The Acton Town Council has reviewed the various phases of the project and sent several comments dated August 10, 2005, November 17, 2004, December 9, 2004, January 13, 2005, and June 9, 2005, regarding this project. In the past Acton Town Council has supported the archery center, but urged a denial or continuance of the zone change and proposed use citing that there were too many unknown aspects of the project, such as fencing, grading, lighting, and drainage or that there are other similarly zoned properties elsewhere in the Acton area. The most recent letter has been attached to this report. In that letter, dated June, 9, 2005, the Acton Town Council has withdrawn support for the project.

Staff has received two letters and a petition signed by eight people in support of the private recreational facility project. Both letters state that the Moose Mountain Archery Center has and will continue to provide a recreational and educational service the surrounding community.

### **STAFF EVALUATION**

#### **Issues**

The applicants are requesting a conditional use permit to construct, operate, and maintain the Moose Mountain Archery Center, a private recreational club. This facility is proposed to include indoor and outdoor archery ranges, and archery and paintball equipment sales. A 13,000 square foot building will be constructed and will contain a retail shop, indoor ranges, and offices. A 39,000 square foot outdoor sports field will be constructed. The applicants are also requesting a zone change from A-1 to C-3-DP on a four acre section of the property and propose to construct and operate a 78 space recreational vehicles sales lot.

The previous request included a zone change from A-1-1 to M-1-DP and a conditional use

permit for an RV sales and storage and boat storage on four acres. The previous zone change request could be considered a spot zone and the proposed use would have required 8 foot solid walls. The applicant has since modified their request to a zone change from A-1-1 to C-3-DP and proposed an RV sales lot on four acres. The current zone change request can be considered a logical extension of the property zoned C-3 to the west. The proposed use for the zone change is much less intensive than what was previously requested.

The proposed archery center meets the requirements under the Acton Community Standards District for height, yard setbacks, pervious area, fencing, parking. A private recreational club is intended to provide a recreational facility, rather than offer other primary uses such as paintball sales, typically allowed in commercial developments. Staff considers sales accessory to the archery facility as acceptable, however any secondary uses not related to the archery center, such as paintball sales, would not be considered an accessory use. The proposed archery facility would provide both an educational and recreational opportunity to the local community.

The proposed zone change and RV sales lot can be considered a logical extension of neighboring zones and uses. The proposed RV sales lot meets yard setback and fencing requirements. Parking requirements have not been met, however there is ample room on the property to provide the required spaces.

If the applicant is willing to provide a revised site plan depicting 1) all fence and wall heights and materials; 2) additional design features as required by the Acton Community Standards District Architectural Style Guidelines for the south and west sides of the proposed archery building and the RV sales office; and 3) a more detailed landscaping plan, covering all manufactured slopes and disturbed areas, and including drought resistant plants native to the area, staff recommends approval of the conditional use permit for a private recreational facility and the zone change to A-1-1 to C-3-DP and conditional use permit for the RV sales lot.

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing. If approved, staff recommends a twenty (20) year term for the requested Conditional Use Permit for a private recreational facility. This is based on the need to reevaluate the compatibility of the project with the surrounding community after the use has been established on the property. Staff also recommends that the project be inspected biennially for compliance with the final conditions of approval.

#### **STAFF RECOMMENDATIONS**

Prior to making a decision on this case, Staff recommends the Planning Commission consider the facts, analysis and correspondence contained in this report along with the oral testimony and/or written comments received during the public hearing.



**ZONE CHANGE/CONDITIONAL USE PERMIT  
CASE NO. 03-010-(5)**

**Page 13 of 14  
STAFF ANALYSIS**

Staff recommends the Commission also consider the following:

- Whether the applicant, in testimony and materials can justify that the proposed zone change and corresponding sales lot is a compatible use to the adjacent area and consistent with the surrounding zoning and Antelope Valley Areawide Plan.
- Whether the applicant can adequately address the impacts to the visual and the rural character of the area.

**FEES/DEPOSITS**

If approved as recommended by staff, the following fees/deposits will apply:

**Fish & Game:**

1. Processing fees of \$1,275.00 related to posting the Notice of Determination with the County Clerk. Fish & Game fees will be required due to the fact that the project will impact noise, water quality, fire/sheriff, and environmental safety. The fees will be required prior to the final approval date of the permit.

**Zoning Enforcement:**

2. Cost recovery deposit of \$1,500.00 to cover the costs of the ten (10) recommended biennial zoning enforcement inspections. Additional funds would be required if violations are found on the property.

**Mitigation Monitoring Program:**

3. Cost recovery deposit of \$3,000 to cover the costs of staff review of the required mitigation monitoring reports.

**SUGGESTED MOTION**

"I MOVE THE PUBLIC HEARING BE CLOSED AND THAT THE REGIONAL PLANNING COMMISSION INDICATE ITS INTENT TO APPROVE CONDITIONAL USE PERMIT CASE NO. 03-010-(5) FOR A PRIVATE RECREATIONAL FACILITY LIMITED TO ARCHERY AND RECOMMEND FOR ADOPTION ZONE CHANGE NO. 03-010-(5) FOR THE CONVERSION OF FOUR ACRES FROM ZONE A-1-1 TO ZONE C-3-DP FOR A RECREATIONAL VEHICLES SALES LOT AND INSTRUCT STAFF TO PREPARE THE FINAL ENVIRONMENTAL DOCUMENTATION AND FINDINGS AND CONDITIONS FOR APPROVAL."

Reviewed by Russell J. Fricano, Ph.D, AICP, Supervising Regional Planner  
Prepared by Adrienne Ng, Regional Planning Assistant II  
Zoning Permits I Section

Attachments:

**ZONE CHANGE/CONDITIONAL USE PERMIT  
CASE NO. 03-010-(5)**

**Page 14 of 14  
STAFF ANALYSIS**

Copy of Thomas Brothers Map  
Draft Conditions  
Burden of Proof  
Environmental Documentation  
Correspondence  
Photographs  
Site Plan  
Land Use Map

RJF:AN  
6/30/05

DRAFT CONDITIONS



1. This grant authorizes the use of the subject property for the construction, operation, and maintenance of a private recreational facility limited to archery. This grant also authorizes a recreational vehicle sales lot limited to the portion of the property zoned C-3-DP. Both uses are authorized as depicted on the approved Exhibit "A", subject to all of the following conditions of approval.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant and that the conditions of the grant have been recorded as required by Condition No. 8, and until all required monies have been paid pursuant to Conditions No. 10, 11, and 22.
4. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
  - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
  - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee according to Los Angeles County Code Section 2.170.010.

6. This grant will expire unless used within 2 years from the date of approval. A one-year time extension may be requested, in writing and with payment of the applicable fee, at least six months before the expiration date.
7. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
8. Prior to the use of this grant, the property owner or permittee shall record the terms and conditions of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property. Upon recordation, an official copy of the recorded conditions shall be provided to the Director.
9. **This grant will terminate on xx xx, 20xx (20 years after the approval date)** unless renewed by the Director for an additional period of ten (10) years, not to exceed a total of two renewals or twenty years (20) years, upon the permittee's request made in accordance with the procedures set forth in Part 12 of Chapter 22.56 of the County Code. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect. If the Permittee intends to continue operations after such date, a new Conditional Use Permit application shall be filed with the Department of Regional Planning at least six months prior to the expiration of this permit, whether or not any modification of the use is requested at that time.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. The permittee shall deposit with the County of Los Angeles the sum of **\$1500**. These monies shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **10 biennial inspections**. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially

responsible and shall reimburse the Department of Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be \$150.00 per inspection, or the amount equal to the current recovery cost at the time of payment, if that amount is different.

11. Within five (5) days of the approval date of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code. The project is not *de minimus* in its effect on fish and wildlife and is not exempt from payment of a fee to the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code. The current fee amount is \$1,275.00.
12. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance. In the event that the county deems it necessary to initiate such proceedings pursuant to Part 13 of Chapter 22.56 of the County Code, the applicant shall compensate the county for all costs incurred in such proceedings.
13. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided to the satisfaction of and within the time periods established by said Department.
14. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
15. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works.
16. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only

exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

17. In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
18. The subject facility shall be developed and maintained in compliance with requirements of Los Angeles County Department of Health Services. Adequate water and sewage disposal facilities shall be provided to the satisfaction of said Department.
19. All parking lot and other exterior lighting shall be hooded and directed away from neighboring residences to prevent direct illumination and glare, and shall be turned off within thirty minutes after conclusion of activities, with the exception of sensor-activated security lights and/or low level lighting along all pedestrian walkways leading to and from the parking lot.
20. Within sixty (60) days of the approval date of this grant, the permittee shall submit to the Director for review and approval three (3) copies of an Exhibit "A", similar to that presented at the public hearing, that depicts all required project changes, including a) call out materials and heights for all fences and walls; b) all buildings shall be consistent with "Western frontier village, circa 1890's style" design; c) a minimum of three standard parking spaces shall be provided for the RV sales lot; d) . The subject property shall be developed and maintained in substantial compliance with the approved Exhibit "A." All revised plot plans must be accompanied by the written authorization of the property owner.
21. The permittee shall submit three (3) copies of a sign plan depicting the location and size of all signage on the property in compliance with the Zoning Ordinance prior to installation of the signage. The signage plan may be incorporated into the revised site plan.
22. The permittee shall comply with the attached "Project Mitigation Measures Due to Environmental Evaluation" and the corresponding Mitigation Monitoring Program. The applicant shall deposit the sum of \$3,000 with the Department of Regional Planning to defray the cost of reviewing and verifying the information contained in the required mitigation monitoring reports. This deposit is due and payable within 30 days of the approval date of this grant.
23. The permittee shall submit a landscape plan to include all disturbed areas and manufactured slopes. The landscape plan shall utilize drought resistant plants



native to the area. The landscaping plan shall be subject to review by the Director prior to approval.

24. The permittee shall consult with the Department of Regional Planning for any additional uses and/or construction on the site. A new conditional use permit will be required for any additional uses other than uses accessory to the approved private recreational facility.
25. The hours of operation shall be limited to those hours between 7:00 am and 10:00 pm. Outdoor uses shall be limited to daylight hours only.
26. Heating, ventilation, and air condition units shall be placed at ground level and oriented toward the inside of the building structure. Units shall be screened from view.
27. The use of amplified sound including the use of loud bells, outdoor public address systems, or similar acoustical devices shall be prohibited.
28. A minimum of 33 parking spaces shall be provided for the private recreational archery club. A minimum of 2 parking spaces shall be handicap accessible. A minimum of 3 parking spaces shall be provided for the recreational vehicles sales lot.

The required parking spaces shall be continually available for vehicular parking only and shall not be used as storage, automobile repair, or any other unauthorized uses. Recreational vehicles, motor homes, and trailers are prohibited from parking within any required yard/setback area.

29. Outside storage is allowed, in compliance with the Zoning Ordinance, in the C-3-DP zone. Outside storage is prohibited in the A-1-1 zone.
30. The applicant shall comply with all Fire Department requirements provided in their correspondence dated September 3, 2004 or as otherwise modified by said Department.
31. The applicant shall comply with all Public Works requirements provided in their correspondence dated August 25, 2004, except for the requirement of a traffic study, and as otherwise modified by said Department.

RJF:AN

12-08-04

Attachments:

CONDITIONAL USE PERMIT NO. 03-010-(5)

DRAFT CONDITIONS  
Page 6 of 6

Project Changes/Conditions Due to Environmental Evaluation  
Mitigation Monitoring Program.  
Public Works Letter, dated August 25, 2004  
Fire Department Letter, dated September 3, 2004

**PROJECT CHANGES/CONDITIONS  
DUE TO ENVIRONMENTAL EVALUATION**

**PROJECT No. CUP/ZC 03-010**

The Department of Regional Planning (DRP) staff has determined that the following conditions or changes in the project are necessary in order to assure that there will be no substantial evidence that the proposed project may have a significant effect on the environment.

The applicant shall deposit the sum of \$3,000 with the DRP within 30 days of project approval in order to defray the cost of reviewing and verifying the information contained in the reports by a Mitigation Monitoring Program (MMP).

**Fire Hazard**

Prior to issuance of any grading permit, the applicant shall submit a fuel modification/landscape plan to be reviewed and approved by the Fire Department.

**Flood Hazard**

Prior to issuance of any grading permit, the applicant shall submit a drainage concept to be reviewed and approved by the Department of Public Works.

**Water Quality/Supply**

Prior to issuance of any grading permit, the applicant shall submit a detailed feasibility report of installing a private sewage disposal system to the Department of Health Services for review and approval.

At the time of construction when public sewer, intended to serve any lot or premises, is available within 200 feet of the property line, all plumbing and waste water drainage system on such lot or premises shall be connected to such public sewer.

Prior to issuance of any building permit, the applicant shall obtain authorization from the California Regional Water Quality Control Board for design and installation of the proposed private sewage disposal system.

Prior to issuance of any grading permit, the applicant shall demonstrate availability of an adequate sustainable supply of potable water from an approved source. Potable water to the entire property shall be supplied through an approved public water system.

**Air Quality**

Prior to issuance of any grading permit, the applicant shall comply with South Coast Air Quality Management District (SCAQMD) Rule 403 and prepare a fugitive dust control plan to the satisfaction of the SCAQMD. A copy of the approved shall be retained on site during construction period for inspection purposes.

## **Biota**

Prior to grading, a qualified biologist shall be retained by the applicant as the biological monitor subject to the approval of the County of Los Angeles. That person shall ensure that impacts to biological resources are avoided or minimized, and shall conduct pre-grading field surveys for special-status plant and animal species that may be affected and/or eliminated as a result of grading and/or site preparation activities. During earthmoving activities, the biological monitor shall be present to relocate any vertebrate species that may come into harm's way to an appropriate offsite location of similar habitat. The biological monitor shall be authorized to stop specific grading activities if violations of mitigation measures or any local, state, or federal laws are suspected.

Project related activities likely to have the potential of disturbing suitable bird nesting habitat shall be prohibited from February 1 through August 31, unless a project biologist acceptable to the Director of Planning surveys the project area prior to disturbance to confirm the absence of active nests or nesting habitat. Disturbance shall be defined as any activity that physically removes and/or damages vegetation or habitat or any action that may cause disruption of nesting behavior such as loud noise from equipment and/or artificial night lighting. Surveys shall be conducted weekly, beginning no earlier than 30 days and ending no later than 3 days prior to the commencement of disturbance. If an active nest is discovered, disturbance within 300 feet (500 feet for raptors) shall be postponed until the nest is vacated, offspring have left the nest area and there is no evidence of further attempts at nesting. Limits of avoidance shall be demarcated with flagging or fencing. The project proponent shall record the results of the recommended protective measures described above and submit the records to the Department of Regional Planning to document compliance with applicable State and Federal laws pertaining to the protection of native birds.

Areas altered during cut and fill operation shall be revegetated with locally indigenous, native plants immediately following completion of grading activity. The applicant shall submit a revegetation plan to the Fire and the Regional Planning Departments for review and approval prior to issuance of any grading or building permit. Revegetated slopes shall be maintained and irrigated as necessary until full cover is established. This revegetation plan may be incorporated within the fuel modification/landscape plan.

Security lighting for on-ground facilities and equipment are to be down-shielded to keep light minimal within the boundaries of the site.

Prior to alteration of any streambeds and issuance of any grading permit, the applicant shall enter into an agreement with the California State Department of Fish and Game, pursuant to Sections 1601 through 1603 of the State Fish and Game Code.

Before any dredged or fill material is discharged into waters of the U.S., the applicant may be required to submit a Department of Army Permit Section 404 Clean Water Act to Army Corps of Engineers, Los Angeles District Branch.

## **Visual**

Prior to issuance of any grading permits, the applicant shall prepare a landscape plan to be reviewed and approved by Regional Planning.

### **Traffic/Access**

Within 90 days of project approval, the applicant shall submit a revised Site Plan to Departments of Regional Planning and Public Works to depict, but not limit to, the following: (1) correct scale legend, (2) site access and interior circulation for the property including the recreation vehicle storage area, the archery ranges and other structures, (3) adjacent intersections in relation to the project and Sunrise View Street, (4) correct Assessor's Parcel Number (APN).

A striping plan for Sunrise View Street shall be submitted to Public Works for review and approval prior to issuance of any grading permit.

### **Culture Resources**

The applicant shall agree to suspend construction in the vicinity of a cultural resource encountered during ground-disturbing activities at the site, and leave the resource in place until a qualified archaeologist can examine them and determine appropriate mitigation measures.

### **Mitigation Compliance**

As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting annual mitigation compliance report to the DRP for review, and for replenishing the mitigation monitoring account if necessary until such time as all mitigation measures have been implemented and completed.

As the applicant, I agree to incorporate these changes/conditions into the project, and understand that the public hearing and consideration by the Hearing Officer and/or Regional Planning Commission will be on the project as changed/conditioned.

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Date

No response with 10 days. Environmental Determination requires that these changes/conditions be included in the project.

\_\_\_\_\_  
Staff

\_\_\_\_\_  
Date



# MITIGATION MONITORING PROGRAM

PROJECT NO. CUP/ZC 03-010

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<b>Fire Hazard</b> The applicant shall submit a fuel modification/landscape plan to be reviewed and approved by the Department of Public Works.	Submittal and approval of fuel modification/landscape plan	Prior to issuance of any grading permit	Applicant	Fire Department
<b>Flood Hazard</b> The applicant shall submit a drainage concept to be reviewed and approved by the Department of Public Works.	Submittal and approval of drainage concept	Prior to issuance of any grading permit	Applicant	Public Works
<b>Water Quality/Supply</b> The applicant shall submit a detailed feasibility report of installing a private sewage disposal system to the Department of Health Services for review and approval.	Submittal and approval of detailed feasibility report	Prior to issuance of any grading permit	Applicant	Health Services
At the time of construction when a public sewer, intended to serve any lot or premises, is available within 200 feet of the property and all plumbing and waste water drainage system on such lot of premises shall be connected to such public sewer.	Connection to public sewer if available within 200 feet at the time of construction	Upon construction	Applicant	Public Works
Prior to issuance of any building permit, the applicant shall obtain authorization from the California Regional Water Quality Control Board for design and installation of the proposed private sewage disposal system.	Approval of design and installation of proposed septic system	Prior to issuance of any building permit	Applicant	Regional Water Quality Control Board
The applicant shall demonstrate availability of an adequate sustainable supply of potable water from an approved source. Potable water to the entire property shall be supplied through an approved public	Demonstration of availability of potable water	Prior to issuance of any grading permit	Applicant	Health Services

MITIGATION MONITORING PROGRAM  
PROJECT NO. CUP/ZC 03-010

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
water system.				
<p>1. A qualified biologist shall be retained by the applicant as the biological monitor subject to the approval of the County of Los Angeles. That person shall ensure that impacts to biological resources are avoided or minimized, and shall conduct pre-grading field surveys for special-status plant and animal species that may be affected and/or eliminated as a result of grading and/or site preparation activities. During earthmoving activities, the biological monitor shall be present to relocate any vertebrate species that may come into harm's way to an appropriate offsite location of similar habitat. The biological monitor shall be authorized to keep specific grading activities if violations of mitigation measures or any local, state, or federal laws are suspected.</p> <p>2. Project related activities likely to have the potential of disturbing suitable bird nesting habitat shall be prohibited from February 1 through August 31, unless a project biologist acceptable to the Director of Planning surveys the project area prior to disturbance to confirm the absence of active nests or nesting habitat.</p> <p>3. Disturbance shall be defined as any activity that physically</p>	Pre-grading field surveys and on-site biological monitoring during construction	Prior to issuance of grading permit	Applicant	Regional Planning
<p>Project related activities likely to have the potential of disturbing suitable bird nesting habitat shall be prohibited from February 1 through August 31, unless a project biologist acceptable to the Director of Planning surveys the project area prior to disturbance to confirm the absence of active nests or nesting habitat.</p> <p>Disturbance shall be defined as any activity that physically</p>	Pre-construction survey(s)	Prior to project construction	Applicant	Regional Planning



MITIGATION MONITORING PROGRAM  
PROJECT NO. CUP/ZC 03-010

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>removes and/or damages vegetation or habitat or any action that may cause disruption of nesting behavior such as loud noise from equipment and/or artificial night lighting. Surveys shall be conducted weekly, beginning no earlier than 30 days and ending no later than 3 days prior to the commencement of disturbance. If an active nest is discovered, disturbance within 300 feet (500 feet for raptors) shall be postponed until the nest is vacated, offspring have left the nest area and there is no evidence of further attempts at nesting. Limits of avoidance shall be demarcated with flagging or fencing. The project proponent shall record the results of the recommended protective measures described above and submit the records to the Department of Regional Planning to document compliance with applicable State and Federal laws relating to the protection of native birds.</p> <p>Areas altered during cut and fill operation shall be revegetated with locally indigenous, native plants immediately following completion of grading activity. The applicant shall submit a revegetation plan to the Fire and the Regional Planning Departments for review and approval prior to issuance of</p>	<p>Submittal and approval of revegetation plan</p>	<p>Prior to issuance of any grading permit</p>	<p>Applicant</p>	<p>Regional Planning Fire Department</p>

MITIGATION MONITORING PROGRAM  
PROJECT NO. CUP/ZC 03-010

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
any grading or building permit. Revegetated slopes shall be maintained and irrigated as necessary until full cover is established. This revegetation plan may be incorporated within the landscape plan.				
Security lighting for on-ground facilities and equipment are to be down-shielded to keep light minimal within the boundaries of the site.	Submittal and approval of revised Site Plan	Within 90 days of project approval	Applicant	Regional Planning
Prior to alteration of any streambeds and issuance of any grading permit, the applicant shall enter into an agreement with the California State Department of Fish and Game, pursuant to Sections 1601 through 1603 of the State Fish and Game Code.	Submittal and approval of California Fish and Game Streambed Alteration Agreement or waiver	Prior to issuance of any grading permit	Applicant	Regional Planning
Before any dredged or fill material is discharged into waters of the U.S., the applicant may be required to submit a Department of Army Permit Section 404 Clean Water Act to Army Corps of Engineers, Los Angeles District Branch.	Submittal and approval of ACOE 404 permit or waiver	Before any dredged or fill material is discharged into waters of the U.S.	Applicant	Regional Planning
Visual				
Prior to issuance of any grading permits, the applicant shall prepare a landscape plan to be reviewed and approved by Regional Planning.	Submittal and approval of landscape plan	Within 90 days of project approval	Applicant	Regional Planning Fire Department
<b>Traffic/Access</b>				
The applicant shall submit a revised Site Plan to Departments of Regional Planning and Public Works to review, but not limit to, the	Submittal and approval of revised Site Plan	Within 90 days of project approval	Applicant	Regional Planning Public Works Traffic and Lighting

# MITIGATION MONITORING PROGRAM

PROJECT NO. CUP/ZC 03-010

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>Following: (1) correct scale legend, (2) site access and interior circulation for the recreation vehicle storage area and the archery ranges, (3) adjacent intersections in relation to the project and Sunrise View Street, (4) site access to the caretaker's residence, and (5) correct Assessor's Parcel Number (APN).</p> <p>A striping plan for Sunrise View Street shall be submitted to Public Works for review and approval prior to issuance of any grading permit.</p>	<p>Submittal and approval of revised Striping Plan</p>	<p>Prior to issuance of any grading permit</p>	<p>Applicant</p>	<p>Public Works Traffic and Lighting</p>
<p><b>Cultural Resources</b></p> <p>The applicant shall agree to suspend construction in the vicinity of a cultural resource encountered during ground-disturbing activities at the site, and leave the resource in place until a qualified archaeologist can examine them and determine appropriate mitigation measures.</p>	<p>Suspension of construction activities until a qualified archaeologist can examine them and determine appropriate mitigation measures</p>	<p>Upon encounter of cultural resource</p>	<p>Applicant</p>	<p>Regional Planning</p>
<p><b>Mitigation Compliance</b></p> <p>As a means of ensuring compliance of all above mitigation measures, the applicant is responsible for submitting annual mitigation compliance report to the DRP for review and for replenishing the mitigation monitoring account if necessary until such time as all mitigation measures have been implemented.</p>	<p>Submittal of annual Mitigation Measure Compliance report and replenishment of Mitigation Monitoring account</p>	<p>Annual until such time as all mitigation measures have been implemented.</p>	<p>Applicant</p>	<p>Regional Planning</p>





# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
www.ladpw.org

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE  
REFER TO FILE: LD-4

August 25, 2004

TO: Russell Fricano  
Zoning Permits Section I  
Department of Regional Planning

FROM: Barry S. Witler *Barry S. Witler*  
Transportation Planning and Subdivision Review Section  
Land Development Division

### CONDITIONAL USE PERMIT NO. 03-010

We have reviewed the subject case in the Acton area in the vicinity of Sunrise View Street (33418 Sunrise View Street) and Old Sierra Highway. This case is for the construction of RV and boat storage, RV sales, archery sport center, and archery sales in addition to zone changes.

We recommend that this permit not be approved at this time. The applicant shall submit a traffic study to Public Works for review and approval and comply with the mitigation measures identified in the approved traffic study to the satisfaction of Public Works. For additional questions, please contact Suen Fei Lau of our Traffic and Lighting Division at (626) 300-4820.

If this permit is approved, we recommend the following conditions:

1. Construct sidewalk on Sunrise View Street to the satisfaction of Public Works
2. Realign the private access road to align with the paved Old Sierra Highway west of Sunrise View Drive.
3. Repair any displaced, broken, or damaged curb, gutter, and pavement on Sunrise View Street along the property frontage to the satisfaction of Public Works.
4. Comply with the following street lighting requirements:

- a. Provide street lights on concrete poles with underground wiring on Sunrise View Street along the property frontage. Street lighting plans must be approved by the Street Lighting Section. For additional information, please contact the Street Lighting Section at (626) 300-4726.
- b. The proposed development, or portions thereof, are not within an existing Lighting District. Annexation is required. Upon Conditional Use Permit approval, the applicant shall enter into a secured agreement with the County of Los Angeles for the installation of the street lights, in the amount of \$30,000, and comply with the conditions listed below in order for the Lighting Districts to pay for future operation and maintenance of street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to Public Works approving street lighting plans. The street lights shall be installed per approved plans prior to issuance of a Certificate of Occupancy.
  - 1) Request the Street Lighting Section to commence annexation and levy of assessment proceedings.
  - 2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
  - 3) Submit a map of the proposed development, including any roadways conditioned for street lights that are outside the proposed development area, to the Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.
- c. The area must be annexed into the Lighting District, and all street lights in the project or the current phase of the project must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, all street lights in the project or approved project phase have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.

Russell Fricano  
August 25, 2004  
Page 3

- d. Note that the annexation and assessment balloting process takes approximately five to six months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans.
5. Underground all utility lines to the satisfaction of Public Works. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.

WH:ca  
P:\LDPUB\TRANS\CUPS\CUP 03-010 CONS

cc: Traffic and Lighting (Abdelhadi, Chon, Alfonso)

RP



COUNTY OF LOS ANGELES  
FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

DATE: 09-03-2004  
TO: Department of Regional Planning  
Permits and Variances  
SUBJECT: ZC 03-010  
LOCATION: 33418 Sunrise View St. Acton

- ☐ The Fire Department has no additional requirements for this permit.
- ☒ The required fire flow for this development is 3000 gallons per minute for 3 hours. The water mains in the street, fronting this property must be capable of delivering this flow at 20 pounds per square inch residual pressure.
- ☒ Install 1 Public and/or     On-site and/or 1 Verify / Upgrade 6" X 4" X 2 1/2" fire hydrants, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.
- ☒ Comments: Provide the following information on the site plan: Occupancy, type of construction, extent of fire lanes, (indicated on the plans by shading or cross-hatching)
- ☒ Location: Install one new public fire hydrant on the north side of E. Old Sierra Hwy. by the proposed driveway. Provide locations and sizes of all fire hydrants within 300 feet of all property lines. Provide information on fire flow availability on LACoFD Form 195. Additional requirements may be made once information on hydrant locations and fire flow availability is received and reviewed.
- ☒ Access: The proposed Private Driveway, East of Sunrise View St. shall provide a minimum unobstructed width of 26' Clear to Sky, vehicular access to within 150 feet travel distance of all portions of the exterior walls.
- ☒ Special Requirements: Submit architectural drawings, including site plan, floor plan, elevations, door and windows schedules to Fire Prevention Engineering, 335-A East Ave K 6, Lancaster. Phone: 661 949 6319

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office @ (323) 890-4243.

Inspector: Janna Masi 

Co.CUP 04/04

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



# BURDEN OF PROOF



In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Zoning Board and/or Commission, the following facts:

A. That the requested use at the location proposed will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

① Archery is a quiet sport with no noise or emission pollution to affect the local residents or workers. Recreational vehicle storage already exists on contiguous properties with no adverse affect. Boat storage would be no different. ② Archery offers no material detrimental affect to use value of property in the vicinity. The site will enhance the surrounding area offering an alternate recreation to the community. RV and boat storage and RV sales already exists across the street and the site proposed will be appropriately landscaped, lit and fenced to Acton Community Standards. ③ Archery in an organized situation has its own safety rules that will not endanger or jeopardize public health & safety. RV storage, sales and boat storage will not constitute health menace, endanger public safety or general welfare.

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

Re: Archery - the area we are proposing is indeed adequate for proposed site usage for archery with no problems to meet Acton Community Standards. Re: RV and boat sales storage & RV sales, the proposed 4 acres will integrate with existing usage in the immediate area.

C. That the proposed site is adequately served:

1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
2. By other public or private service facilities as are required.

The property is located in visible proximity to Highway 14 exit and entrance. The location is on a paved road, easily accessible by public and/or private service facilities necessary. With the department within 15 mile proximity.

ZONE CHANGE - BURDEN OF PROOF

SECTION 22.16.110

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Commission the following facts. Answers must be made complete and full:

- A. Modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration because:

The existing zoning is A-1 and M-1 is necessary for the proposed usage of RV and boat storage. We are requesting a restricted M-1 change specifically for RV and boat storage only.

- B. A need for the proposed zone classification exists within such area or district because:

Because the RV and boat storage is not allowed in ~~A~~ A-1 zone.

- C. The particular property under consideration is a proper location for said zone classification within such area of district because:

The proposed 4 acres are contiguous to commercial property which is being used for RV sales and storage. We therefore feel that the request for a restricted M-1 zoning for RV and boat storage is within reason.

- D. Placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice because:

It conforms with the RV usage in the immediate, contiguous surrounding area. Xamesa RV Center is located directly across Sunrise View Street from the proposed site. RV storage for the Californian RV Resort exists directly behind Xamesa RV Center also along Sunrise View Street.

(NOTE: Use additional sheets as necessary)

# ENVIRONMENTAL DOCUMENTATION





Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



James E. Hartl, AICP  
Director of Planning

**MITIGATED NEGATIVE DECLARATION**

**PROJECT NUMBER: CUP/ZC 03-010**

**1. DESCRIPTION:**

This application is a request for a Conditional Use Permit to authorize development of a new private recreational sports facility including a one-story 13,000-square foot retail shop and use for indoor archery, and a 59,222-square-foot outdoor sports field for outdoor archery. Four employees will run an 11 a.m. to 7 p.m. shift, Tuesdays through Saturdays. Thirty-nine parking spaces will be provided. The site currently has several mobile homes and offices situated in the Southwest corner of the lot in an area which has been cleared and partially leveled. The application also includes a Zone Change request from A-1 to M-1 for a 4-acre area immediately adjacent to Sunrise View Lane. This Initial Study assumes that the 4-acre area will be graded as depicted on the Site Plan and to be leased out for RV storage/display/sales, which has 6 employees with operating hours from 8:00 a.m. to 7:00 p.m. seven days a week.

**2. LOCATION:**

33418 Sunrise View Street, Action, California

**3. PROPONENT:**

Rick Hall  
33418 Sunrise View Street, Action, California

**4. FINDINGS OF NO SIGNIFICANT EFFECT:**

**BASED ON THE INITIAL STUDY, IT HAS BEEN DETERMINED THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT WITH MODIFICATION AS IDENTIFIED ON THE PROJECT CHANGES/CONDITIONS FORM INCLUDED AS PART OF THE INITIAL STUDY**

**5. LOCATION AND CUSTODIAN OF RECORD OF PROCEEDINGS:**

**THE LOCATION AND CUSTODIAN OF THE RECORD OF PROCEEDINGS ON WHICH ADOPTION OF THIS MITIGATED NEGATIVE DECLARATION IS BASED IS: DEPARTMENT OF REGIONAL PLANNING, 320 WEST TEMPLE STREET, LOS ANGELES, CA 90012**

**PREPARED BY:** Impact Analysis Section, Department of Regional Planning

**DATE:** September 30, 2004





STAFF USE ONLY

PROJECT NUMBER: 03-010

CASES: CUP, ZC



\* \* \* \* REVISED INITIAL STUDY \* \* \* \*

COUNTY OF LOS ANGELES  
DEPARTMENT OF REGIONAL PLANNING

GENERAL INFORMATION

I.A. Map Date: 5/10/04 (Grading Plan) Staff Member: Nooshin Paidar/Hsiao-ching Chen  
Thomas Guide: 4375-H/J6 USGS Quad: Acton

Location: \_\_\_\_\_  
33418 Sunrise View Street and Old Sierra Highway, Acton

Description of Project: \_\_\_\_\_  
*This application is a request for a Conditional Use Permit to authorize development of a new private recreational sports facility including a one-story 13,000-square foot retail shop and use for indoor archery, and a 59,222-square-foot outdoor sports field for outdoor archery. Four employees will run an 11 a.m. to 7 p.m. shift, Tuesdays through Saturdays. Thirty-nine parking spaces will be provided. The site currently has several mobile homes and offices situated in the Southwest corner of the lot in an area which has been cleared and partially leveled. The application also includes a Zone Change request from A-1 to M-1 for a 4-acre area immediately adjacent to Sunrise View Lane. This Initial Study assumes that the 4-acre area will be graded as depicted on the Grading Plan and to be leased out for RV storage/display/sales, which has 6 employees with operating hours from 8:00 a.m. to 7:00 p.m. seven days a week.*

Gross Acres: Approximately 18 acres

Environmental Setting: \_\_\_\_\_  
*This undeveloped property is located in the unincorporated community of Acton. The lot is surrounded by undeveloped land on the north, east and south, commercial use (RV sale and storage) on the southwest and west and single family residences on the northwest. Highway 14 and Sierra Highway are to the south. The vegetation formation on site is relatively homogeneous xeric upland desert scrub, once dominated by California juniper, and low woody shrubs and sub-shrubs such as rabbitbrush, green Mormon tea, desert flat-top buckwheat, cholla, and boxthorn, all of which are present but have been suppressed by fire and other surface disturbance.*

Zoning: A-1-1

General Plan: Non-Urban (R)

Community/Area wide Plan: (Acton Community Standard District)

Major projects in area:

PROJECT NUMBER

DESCRIPTION & STATUS

PM24540/96106

Three Single-family lots on 7.86 acres, recorded on 8/24/00

CP/LP/ZC90063

Subdivision to seven commercial lots on 7.47 acres in A-1-1, withdrawn 7/7/93

TR48332

CP93058

Beer and wine sales in Rebuilt Market, withdrawn 6/23/93

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIES

Responsible Agencies

☐ None

☒ Regional Water Quality Control Board

☒ Los Angeles Region

☐ Lahontan Region

☐ Coastal Commission

☒ Army Corps of Engineers

☐

☐

☐

Trustee Agencies

☐ None

☒ State Fish and Game

☐ State Parks

☐

☐

☐

☐

Special Reviewing Agencies

☐ None

☐ Santa Monica Mountains Conservancy

☐ National Parks

☐ National Forest

☐ Edwards Air Force Base

☐ Resource Conservation District of Santa Monica Mountains Area

☒ Cal. State Fullerton

☒ Acton Town Council

☐

☐

☐

☐

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☐

☐

☐

☐

☐

Regional Significance

☒ None

☐ SCAG Criteria

☐ Air Quality

☐ Water Resources

☐ Santa Monica Mountains Area

☐

☐

☐

☐

County Reviewing Agencies

☐ Subdivision Committee

☒ DPW: Drainage & Grading, Watershed Management, Traffic & Lighting, Transportation Planning

☒ DHS: Mountain and Rural, Environmental Hygiene

☒ Fire Dept.

☒ Sheriff

☐

☐

IMPACT ANALYSIS MATRIX		ANALYSIS SUMMARY (See individual pages for details)			
			Less than Significant Impact/No Impact		
			Less than Significant Impact with Project Mitigation		
			Potentially Significant Impact		
CATEGORY	FACTOR	Pg			Potential Concern
HAZARDS	1. Geotechnical	5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Flood	6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> 100-year flood zone
	3. Fire	7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Fire Zone 4
	4. Noise	8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Adjacent to freeway 14
RESOURCES	1. Water Quality	9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Septic system
	2. Air Quality	10	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Fugitive dust due to construction
	3. Biota	11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Coast horned lizard
	4. Cultural Resources	12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Stop work condition
	5. Mineral Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	7. Visual Qualities	15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Scenic highway 14
SERVICES	1. Traffic/Access	16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Sewage Disposal	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Education	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Fire/Sheriff	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5. Utilities	20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OTHER	1. General	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Environmental Safety	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Land Use	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Project includes a Zone Change request
	4. Pop/Hous./Emp./Rec.	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5. Mandatory Findings	25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Biota

## DEVELOPMENT MONITORING SYSTEM (DMS)

As required by the Los Angeles County General Plan, DMS\* shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

- Development Policy Map Designation: Other Non-Urban and Agriculture (8)
- ☒ Yes ☐ No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?
- ☐ Yes ☒ No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

If both of the above questions are answered "yes", the project is subject to a County DMS analysis.

☐ Check if DMS printout generated (attached) Date of printout:

☐ Check if DMS overview worksheet completed (attached)  
EIRs and/or staff reports shall utilize the most current DMS information available.

Environmental Finding:

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

- ☐ NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

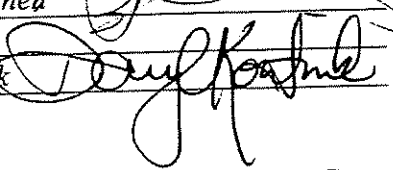
- ☒ MITIGATED NEGATIVE DECLARATION, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

- ☐ ENVIRONMENTAL IMPACT REPORT\*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant".

- ☐ At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The EIR is required to analyze only the factors not previously addressed.

Reviewed by: Hsiaoching Chen  Date: \_\_\_\_\_

Approved by: Daryl Koutnik  Date: 30 SEPTEMBER 2004

- ☐ This proposed project is exempt from Fish and Game CEQA filing fees. There is no substantial evidence that the proposed project will have potential for an adverse effect on wildlife or the habitat upon which the wildlife depends. (Fish & Game Code 753.5).

- ☐ Determination appealed--see attached sheet.

\*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

## HAZARDS - 1. Geotechnical

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area containing a major landslide(s)?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having high slope instability?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project entail substantial grading and/or alteration of topography including slopes of over 25%? <i>As depicted in the Grading Plan dated 5/10/04 and will be balanced on site per applicant.</i>
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code (1994), creating substantial risks to life or property?
h.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

### STANDARD CODE REQUIREMENTS

<input type="checkbox"/> Building Ordinance No. 2225 – Sections 308B, 309, 310, and 311 and Chapters 29 and 70	
<input type="checkbox"/> <b>MITIGATION MEASURES</b>	<input type="checkbox"/> <b>OTHER CONSIDERATIONS</b>
<input type="checkbox"/> Lot Size	<input type="checkbox"/> Project Design
<input type="checkbox"/> Approval of Geotechnical Report by DPW	

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

<input type="checkbox"/> Potentially significant	<input type="checkbox"/> Less than significant with project mitigation	<input checked="" type="checkbox"/> Less than significant/No Impact
--	--	---

HAZARDS - 2. Flood

SETTING/IMPACTS

Yes No Maybe

- a. ☒ ☐ ☐ Is the major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?

Soledad Canyon tributary

- b. ☒ ☐ ☐ Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?

Project is located within 100-year flood area. Source: LA County General Plan Safety Element Flood and Inundation Hazards map.

- c. ☐ ☒ ☐ Is the project site located in or subject to high mudflow conditions?

- d. ☐ ☒ ☐ Could the project contribute or be subject to high erosion and debris deposition from run-off?

- e. ☐ ☒ ☐ Would the project substantially alter the existing drainage pattern of the site or area?

- f. ☐ ☐ ☐ Other factors (e.g., dam failure)?

STANDARD CODE REQUIREMENTS

☐ Building Ordinance No. 2225 – Section 308A ☐ Ordinance No. 12,114 (Floodways)

☒ Approval of Drainage Concept by DPW

☒ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design

Comply with BMP's, SWPPP, SUSMP requirements prior to issuance of any building permit(s).

DPW memo (e-mail dated 9/28/04) on file. Drainage concept approval prior to issuance of grading permit(s).

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

☐ Potentially significant ☒ Less than significant with project mitigation ☐ Less than significant/No impact

## HAZARDS - 3. Fire

### SETTING/IMPACTS

- |    | Yes                                 | No                                  | Maybe                    |   |
|----|-------------------------------------|-------------------------------------|--------------------------|---|
| a. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?<br><i>Fire Zone 4 (per Fire Department letter dated January 20, 2004)</i> |
| b. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade?                |
| c. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?   |
| d. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an area having inadequate water and pressure to meet fire flow standards?  |
| e. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?      |
| f. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the proposed use constitute a potentially dangerous fire hazard?   |
| g. | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors?  |

### STANDARD CODE REQUIREMENTS

☒ Water Ordinance No. 7834 ☒ Fire Ordinance No. 2947 ☒ Fire Prevention Guide No.46

☒ Fuel Modification/Landscape Plan

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Project Design ☐ Compatible Use

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

☐ Potentially significant

☒ Less than significant with project mitigation

☐ Less than significant/No impact

## HAZARDS - 4. Noise

### SETTING/IMPACTS

- |       | Yes                                 | No                                  | Maybe                    |   |
|-------|-------------------------------------|-------------------------------------|--------------------------|---|
| a.    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Is the project site located near a high noise source (airports, railroads, freeways, industry)?   |
| <hr/> |                                     |                                     |                          |   |
| b.    | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <i>Project is adjacent to Antelope Valley Freeway (14).</i><br>Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity? |
| <hr/> |                                     |                                     |                          |   |
| c.    | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?           |
| <hr/> |                                     |                                     |                          |   |
| d.    | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?  |
| <hr/> |                                     |                                     |                          |   |
| e.    | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors?  |
| <hr/> |                                     |                                     |                          |   |
| <hr/> |                                     |                                     |                          |   |

### STANDARD CODE REQUIREMENTS

- ☒ Noise Ordinance Title 12, Chapter 27      ☐ Building Ordinance No. 2225--Chapter 35

#### ☐ MITIGATION MEASURES

#### ☒ OTHER CONSIDERATIONS

- ☐ Lot Size    ☐ Project Design    ☒ Compatible Use

*Project is for recreational and storage use and is considered compatible to adjacent freeway.*

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### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

- ☐ Potentially significant      ☐ Less than significant with project mitigation    ☒ Less than significant/No impact



## RESOURCES - 1. Water Quality

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having known water quality problems and proposing the use of individual water wells?
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Will the proposed project require the use of a private sewage disposal system? <u>The project site currently has one existing septic and is proposing to add a new one.</u>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations <i>or</i> is the project proposing on-site systems located in close proximity to a drainage course? <u>It is the DHS' opinion that a new septic system on-site is feasible.</u>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies? <u>NPDES Analysis is required.</u>
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies? <u>NPDES Analysis is required.</u>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors? _____ _____

### STANDARD CODE REQUIREMENTS

- |  |   |
|--|---|
| <input type="checkbox"/> Industrial Waste Permit           | <input type="checkbox"/> Health Code – Ordinance No.7583, Chapter 5         |
| <input type="checkbox"/> Plumbing Code – Ordinance No.2269 | <input checked="" type="checkbox"/> NPDES Permit CAS614001 Compliance (DPW) |

### ☒ MITIGATION MEASURES

- ☐ Lot Size    ☐ Project Design    ☐ Compatible Use

### ☐ OTHER CONSIDERATIONS

Existing septic system is operable and complies with all pertinent requirements.

Construction of a new septic system is determined to be feasible by Health Services (letter dated 12/4/03).

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **water quality** problems?

- ☐ Potentially significant    ☒ Less than significant with project mitigation    ☐ Less than significant/No impact

## RESOURCES - 2. Air Quality

### SETTING/IMPACTS

- |  | Yes                      | No                                  | Maybe                               |   |
|--|--------------------------|-------------------------------------|-------------------------------------|---|
| a.   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses)?  |
| b.   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?  |
| c.   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure or exceed AQMD thresholds of potential significance?  |
| d.   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions?   |
| <i>Dust from construction related activities</i> |                          |                                     |                                     |   |
| e.   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Would the project conflict with or obstruct implementation of the applicable air quality plan?  |
| f.   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?   |
| g.   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emission which exceeds quantitative thresholds for ozone precursors)? |
| h.   | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | Other factors?  |

### STANDARD CODE REQUIREMENTS

☐ Health and Safety Code – Section 40506

#### ☒ MITIGATION MEASURES

☐ Project Design      ☐ Air Quality Report

#### ☐ OTHER CONSIDERATIONS

*Comply with AQMD Rule 403 and prepare fugitive dust control plan prior to issuance of grading permit.*

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **air quality**?

☐ Potentially significant      ☒ Less than significant with project mitigation      ☐ Less than significant/No impact

# RESOURCES - Biota

## SETTING/IMPACTS

Yes No Maybe

- a. ☒ ☐ ☐ Is the project site located within Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?

The site is undisturbed and natural.

- b. ☐ ☐ ☒ Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?

The site is undisturbed and natural and will require fuel modification

- c. ☒ ☐ ☐ Is a major drainage course, as identified on USGS quad sheets by a blue dashed line, located on the project site?

Soledad Canyon tributary blue dashed line stream crosses the property.

- d. ☐ ☒ ☐ Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)?

- e. ☐ ☐ ☒ Does the project site contain oak or other unique native trees (specify kinds of trees)?

California juniper

- f. ☐ ☐ ☒ Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?

San Diego horned lizard

- g. ☐ ☐ ☐ Other factors (e.g., wildlife corridor, adjacent open space linkage)?

## ☒ MITIGATION MEASURES

☐ Lot Size

☐ Project Design

## ☐ OTHER CONSIDERATIONS

☐ ERB/SEATAC Review

☐ Oak Tree Permit

Biological survey report dated August 3, 2003 Frank Hovore & Associates on file.

DFG letter of 12/16/03 on file.

See attached mitigation measures for details.

## CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, **biotic** resources?

☐ Potentially significant

☒ Less than significant with project mitigation

☐ Less than significant/No impact

RESOURCES - 4. Archaeological/ Historical/Paleontological

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) that indicate potential archaeological sensitivity?
				<i>The site is undeveloped and natural.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain rock formations indicating potential paleontological resources?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain known historic structures or sites?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☒ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Lot Size      ☐ Project Design      ☐ Phase 1 Archaeology Report

*Records indicate that project site has been surveyed. Stop work condition will be imposed.*

*CSU-Fullerton response dated 11/26/03 on file.*

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological, historical, or paleontological** resources?

☐ Potentially significant      ☒ Less than significant with project mitigation      ☐ Less than significant/No impact

RESOURCES - 5. Mineral Resources

SETTING/IMPACTS

Yes No Maybe

a. ☐ ☒ ☐ Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

b. ☐ ☒ ☐ Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?

c. ☐ ☐ ☐ Other factors?

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

☐ Potentially significant

☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - a. Agriculture Resources

SETTING/IMPACTS

Yes No Maybe

a. ☐ ☒ ☐ Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?

b. ☐ ☒ ☐ Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

c. ☐ ☒ ☐ Would the project involve other changes in the existing environment that due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

d. ☐ ☐ ☐ Other factors?

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

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CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

Yes No Maybe

- a. ☒ ☐ ☐ Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?  
*Project is adjacent to Antelope Valley Freeway (14), a Second Priority Route.  
Source: LA County General Plan Scenic Highway System.*
- b. ☐ ☒ ☐ Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?
- c. ☐ ☒ ☐ Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features?
- d. ☐ ☒ ☐ Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?
- e. ☐ ☒ ☐ Is the project likely to create substantial sun shadow, light or glare problems?
- f. ☐ ☐ ☐ Other factors (e.g., grading or landform alteration)?

☒ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

☐ Visual Report

☐ Compatible Use

Landscape plan to be reviewed and approved by Regional Planning prior to issuance of grading permit.

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on scenic qualities?

☐ Potentially significant

☒ Less than significant with project mitigation

☐ Less than significant/No impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

- |    | Yes                      | No                                  | Maybe                    |   |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (mid-block or intersections)?   |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in any hazardous traffic conditions?  |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in parking problems with a subsequent impact on traffic conditions?   |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?  |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded? |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?   |
| g. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors?  |

☒ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

- ☐ Project Design   
 ☐ Traffic Report   
 ☒ Consultation with Traffic & Lighting Division

*Striping Plan to be reviewed and approved prior to issuance of grading permit.*

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on traffic/access factors?

- ☐ Potentially significant   
 ☒ Less than significant with project mitigation   
 ☐ Less than significant/No impact



## SERVICES - 2. Sewage Disposal

N/A

### SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☐ ☐ If served by a community sewage system, could the project create capacity problems at the treatment plant?
- b. ☐ ☐ ☐ Could the project create capacity problems in the sewer lines serving the project site?
- c. ☐ ☐ ☐ Other factors?

### STANDARD CODE REQUIREMENTS

- ☐ Sanitary Sewers and Industrial Waste – Ordinance No. 6130
- ☐ Plumbing Code – Ordinance No. 2269

### ☐ MITIGATION MEASURES

### ☒ OTHER CONSIDERATIONS

*Project is proposing to use septic systems.*

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

- ☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 5. Education

SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☒ ☐ Could the project create capacity problems at the district level?
- b. ☐ ☒ ☐ Could the project create capacity problems at individual schools that will serve the project site?
- c. ☐ ☒ ☐ Could the project create student transportation problems?
- d. ☐ ☒ ☐ Could the project create substantial library impacts due to increased population and demand?
- e. ☐ ☐ ☐ Other factors?

☐ MITIGATION MEASURES

☒ OTHER CONSIDERATIONS

☐ Site Dedication ☒ Government Code Section 65995 ☒ Library Facilities Mitigation Fee

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

☐ Potentially significant

☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

Yes No Maybe

a. ☐ ☒ ☐ Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?

b. ☐ ☒ ☐ Are there any special fire or law enforcement problems associated with the project or the general area?

c. ☐ ☐ ☐ Other factors?

☐ MITIGATION MEASURES

☒ OTHER CONSIDERATIONS

☐ Fire Mitigation Fee

*Sheriff Department letter dated 8/4/04 indicates that the proposed project will not have significant impacts on Sheriff services (Palmdale Sheriff's Station).*

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☒ ☐ Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?
- b. ☐ ☒ ☐ Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?
- c. ☐ ☒ ☐ Could the project create problems with providing utility services, such as electricity, gas, or propane?
- d. ☐ ☒ ☐ Are there any other known service problem areas (e.g., solid waste)?
- e. ☐ ☒ ☐ Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?
- f. ☐ ☐ ☐ Other factors?

STANDARD CODE REQUIREMENTS

☐ Plumbing Code – Ordinance No. 2269

☐ Water Code – Ordinance No. 7834

☐ MITIGATION MEASURES

☐ Lot Size

☐ Project Design

☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities** services?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No impact

## OTHER FACTORS - 1. General

### SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☒ ☐ Will the project result in an inefficient use of energy resources?
- b. ☐ ☒ ☐ Will the project result in a major change in the patterns, scale, or character of the general area or community?
- c. ☐ ☒ ☐ Will the project result in a significant reduction in the amount of agricultural land?
- d. ☐ ☐ ☐ Other factors?
- 
- 

### STANDARD CODE REQUIREMENTS

☐ State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

☐ Compatible Use

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### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No impact

## OTHER FACTORS - 2. Environmental Safety

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any hazardous materials used, transported, produced, handled, or stored on-site?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any pressurized tanks to be used or any hazardous wastes stored on-site?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Have there been previous uses that indicate residual soil toxicity of the site?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?
h.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?
i.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
j.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ **MITIGATION MEASURES**  
☐ Toxic Clean-up Plan

☐ **OTHER CONSIDERATIONS**

### CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

☐ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

Yes No Maybe

a. ☐ ☒ ☐ Can the project be found to be inconsistent with the plan designation(s) of the subject property?

b. ☐ ☐ ☒ Can the project be found to be inconsistent with the zoning designation of the subject property?

*Project includes a Zone Change request.*

c. Can the project be found to be inconsistent with the following applicable land use criteria:

☐ ☒ ☐ Hillside Management Criteria?

☐ ☒ ☐ SEA Conformance Criteria?

☐ ☐ ☐ Other?

d. ☐ ☒ ☐ Would the project physically divide an established community?

e. ☐ ☐ ☐ Other factors?

☐ MITIGATION MEASURES

☒ OTHER CONSIDERATIONS

*Project will not have significant impacts on land use in its approved form.*

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No impact

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

- |    | Yes                      | No                                  | Maybe                    |   |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project cumulatively exceed official regional or local population projections?  |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)? |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project displace existing housing, especially affordable housing?   |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?  |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project require new or expanded recreational facilities for future residents?   |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?                                      |
| g. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors?<br>_____<br>_____  |

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment, or recreational** factors?

- ☐ Potentially significant      ☐ Less than significant with project mitigation      ☒ Less than significant/No impact



## MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

Yes   No   Maybe

a.   ☐   ☐   ☒

Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

### Undeveloped natural site

b.   ☐   ☒   ☐

Does the project have possible environmental effects that are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.

c.   ☐   ☐   ☒

Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?

### Biota

## CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

☐ Potentially significant

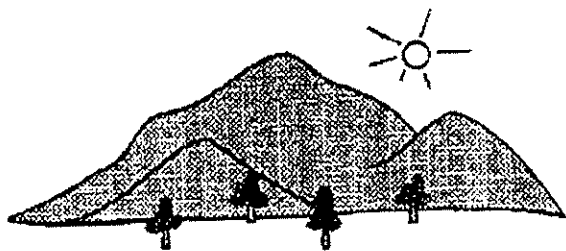
☒ Less than significant with project mitigation

☐ Less than significant/No impact



# CORRESPONDENCE





# ACTON TOWN COUNCIL

P.O. BOX 810

ACTON, CALIFORNIA 95818

June 9, 2005

Regional Planning  
320 W. Temple St.  
Los Angeles, Ca. 90012

Attention: Ng Adrienne

Subject: CP 03—010

The Acton Town Council has supported Mr. Hall and his project for the Archery Business for over 7 years. However at our last meeting the Town Council voted to rescind that support. There have been a number of Zoning violations. The property is an eye sore. Mr. Hall states that without the rezoning of the adjacent property he won't have the money to build the Archery business.

We have had many complaints from neighbors and the community about this mess.

We therefore request the Planning Commission to reject this C.U.P. Please advise us of your findings.

Thank you,

Ray Garwacki  
President

Dick Morris  
V.P.

President  
Ray Garwacki  
269-8050

Vice President  
Dick Morris  
547-5221

Secretary  
David Biele  
269-5550

Treasurer  
Madge Rodriguez  
269-2924

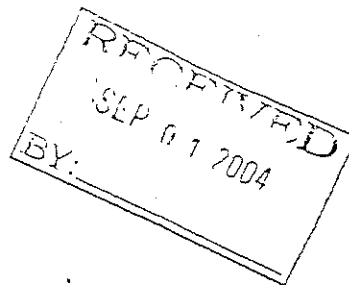
Ray Bitter  
947-4731

Jim Johnson  
269-9171

Bill Daniel  
269-1331

Michael Hight  
269-1341

Leona Bender  
269-4226

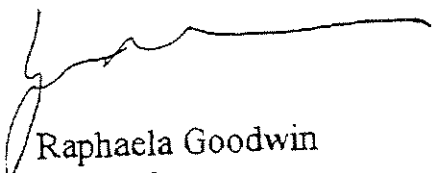


To: Michael D. Antonovich  
Supervisor 5<sup>th</sup> District  
Los Angeles County  
113 W. Ave M-4, Suite A  
Palmdale, CA 93551

Mr. Antonovich,

I would like you to look into the matter of Moose Mountain Archery Center. These people offer a valuable service to the many "home-schoolers" in our community. They have taught my son (and a number of his friends!) a skill that he can use all his life. Besides technical direction, they have instilled good sportsmanship and a feeling of camaraderie among their students. They also provide an athletic opportunity for the whole family! I would appreciate you expediting this situation. School is starting soon!

Thank you,

  
Raphaella Goodwin  
Box 509  
Acton, Ca 93510

Re: CWP 03 010

January 22, 2005

Supervisor Michael D. Antonovich  
Los Angeles Regional Planning  
prussell@bos.co.la.ca.us

JAN 28 2005

Re: CUP 03-010

Attn: Patricia Russell, Assistant Field Deputy

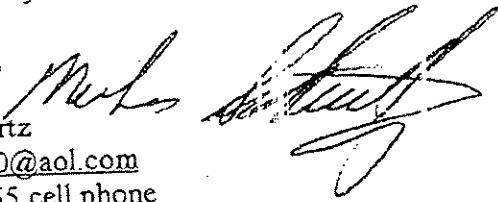
Dear Ms. Russell,

We would like to let you know that we support the zoning change to C-3 requested by Richard and Janice Hall to enable Moose Mountain Archery Center to start up their new facility in Acton. These people offer a valuable service to the many "home-schoolers" in our community. They teach skills that the students can use all their lives. Besides technical direction, they have instilled good sportsmanship and a feeling of comraderie among their students. They also are providing an athletic opportunity for the whole family!

Thank you for your assistance with our plight.

Respectfully,

Mike Schwartz  
[Mschwa3000@aol.com](mailto:Mschwa3000@aol.com)  
805-404-7755 cell phone



FAV'D TO ADRIENNE

To: Russ Fricano

From: Acton Parents

We would like to let you know that we support the zoning change to enable Moose Mountain Archery Center to start up their archery center again. They need to be able to store RV's to get the funds to support start-up costs for archery. Please expedite this change.

Thank You.

Raphaela Brown

Box 509

Acton CA 93570

661-272-0781

Brenda Winkler

34856 Acton Cyn.

Acton CA 93510

Christine Madsen

2427 Mountain Springs

Acton, CA 93510

Elina Dillon

32705 Dorama Ave

Acton, CA 93510

Val Boze

4212 W. Franklin Ave.

Acton

Michelle Lambert

35837 43rd St. E.

Palmdale CA 93552

(661) 533-2317

Valerie Davis

3445 Dwight Lee Rd.

Acton, CA 93570

661-289-4475

Sonya Martin

29013 N. Daneln., #206

Canyon Country, CA 91387

661-298-1662

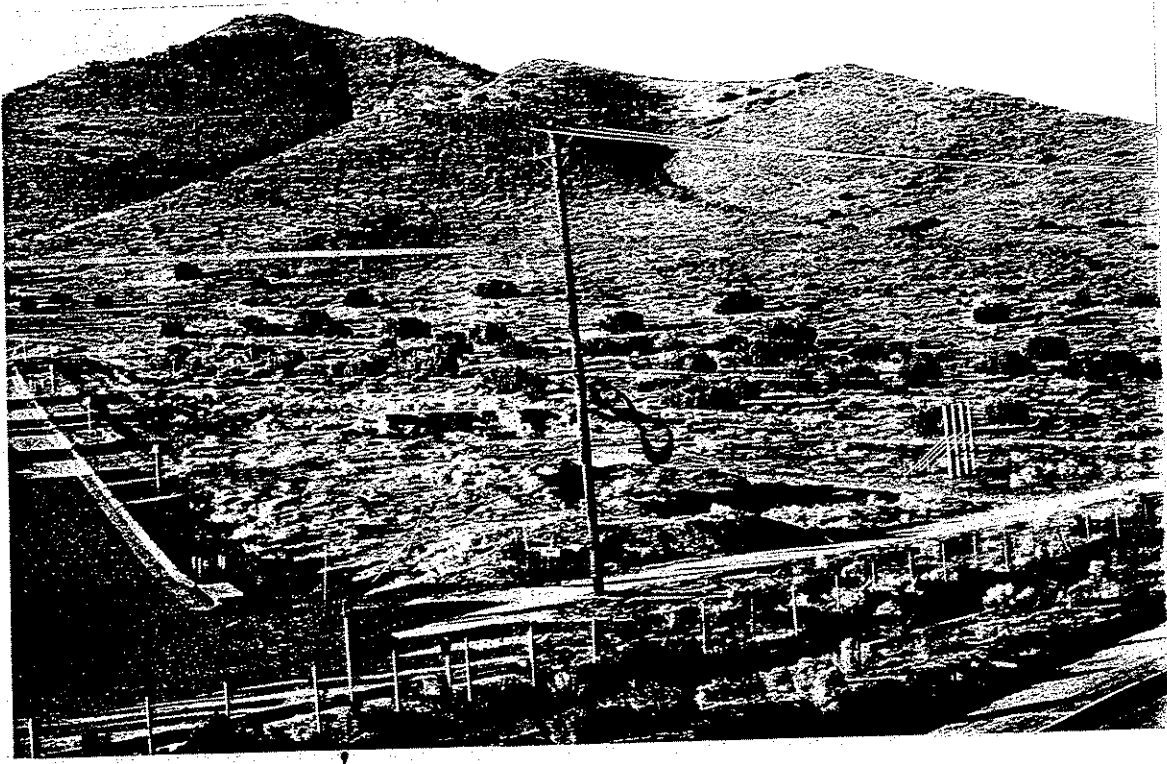
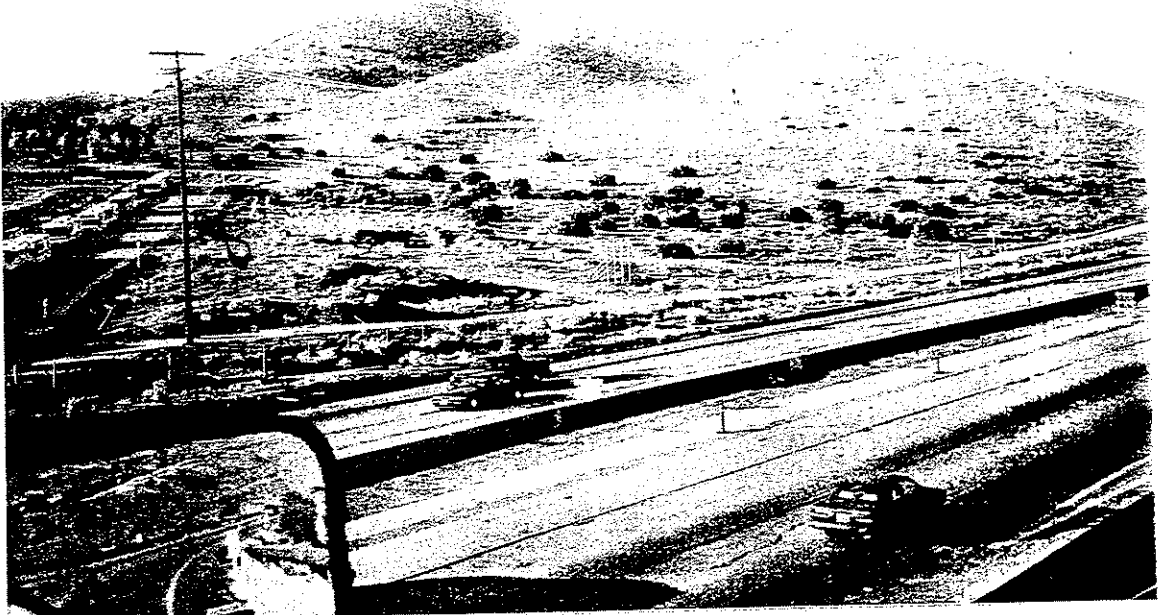
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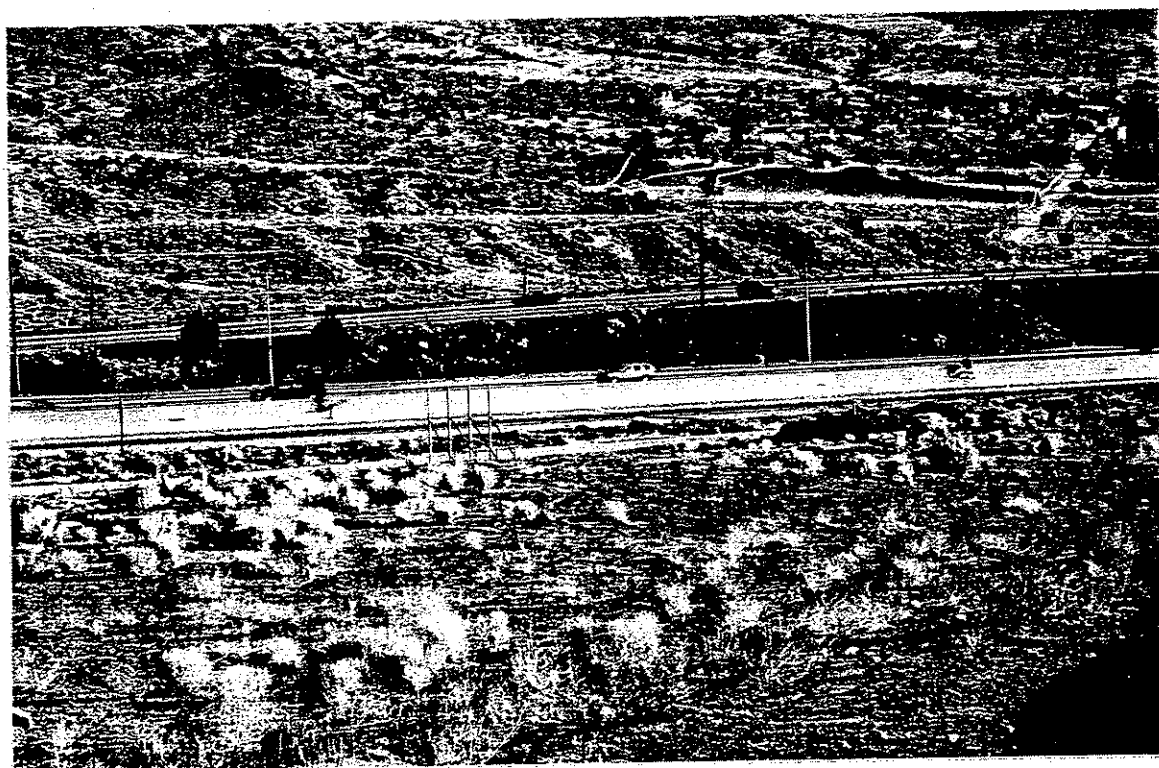
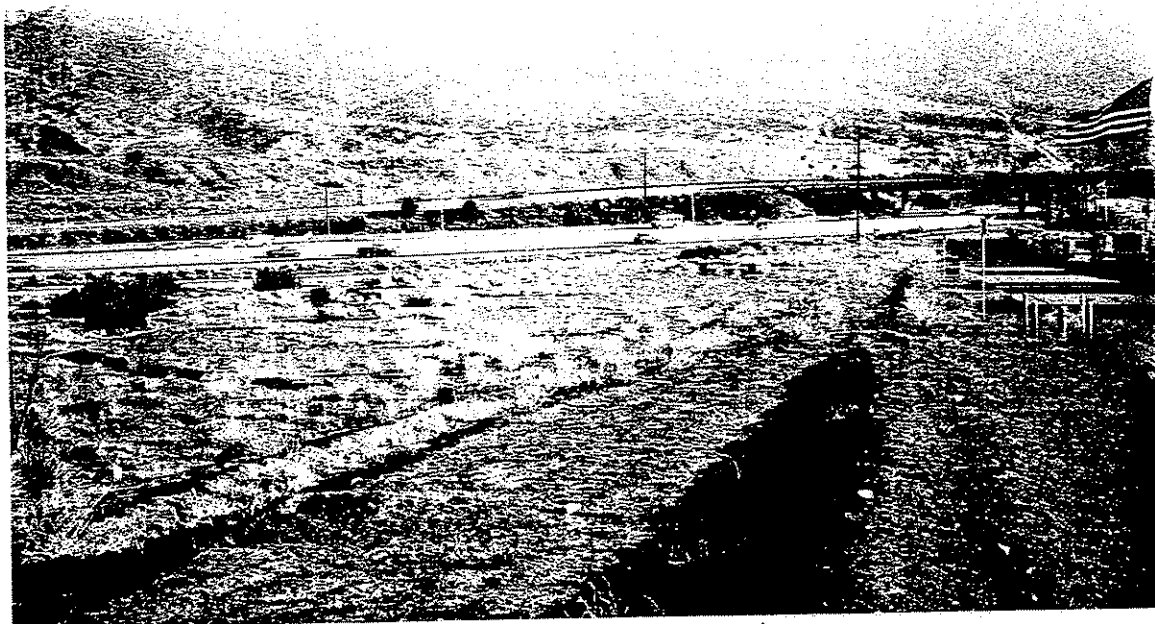
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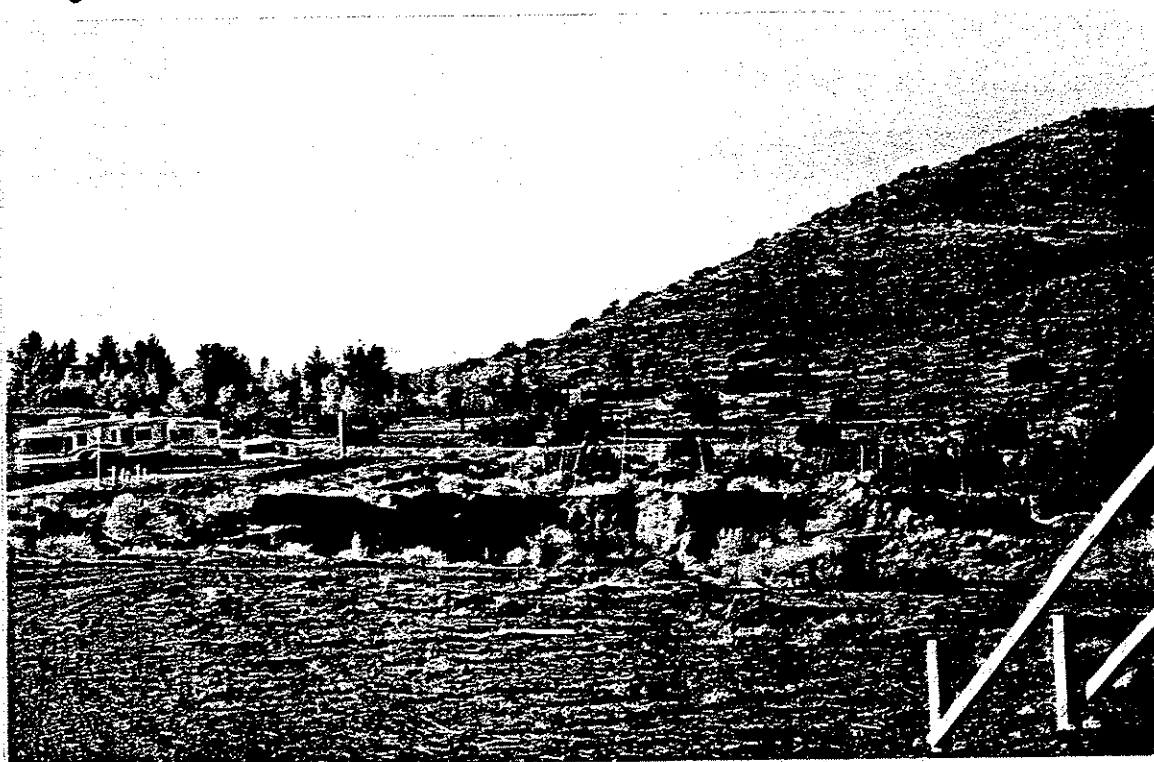
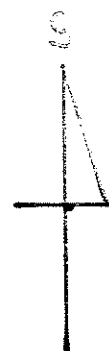


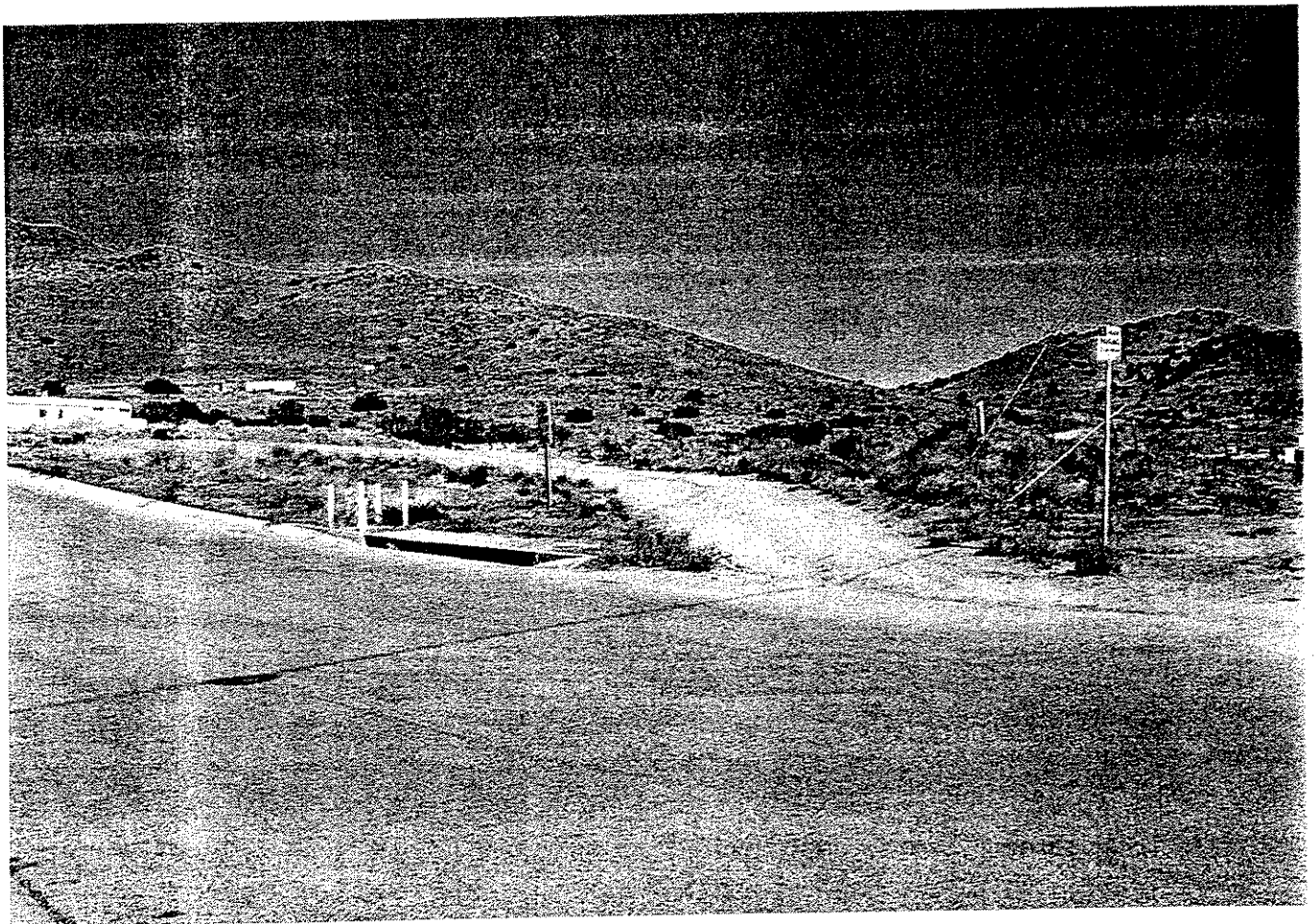
# SITE PHOTOGRAPHS



















Los Angeles County Department of Regional Planning  
320 West Temple Street, Los Angeles, California 90012  
Telephone (213) 974-6443

PROJECT No. 03-010-(5)  
ZONE CHANGE  
CONDITIONAL USE PERMIT

RPC CONSENT DATE  
September 28, 2005

CONTINUE TO

AGENDA ITEM

PUBLIC HEARING DATE

July 6, 2005, continued from 12-15-04, 1-26-05

**APPLICANT**

Richard Hall  
Moose Mountain Archery Center

**OWNER**

Richard and Janice Hall

**REPRESENTATIVE**

Richard Hall

**REQUEST**

Zone Change: To change the zone on approximately 4 acres from A-1-1 to C-3-DP.  
Conditional Use Permit: To authorize the construction, operation, and maintenance of a private recreational facility, to include an archery sports center and sports retail shop, and a recreational vehicle sales center.

**LOCATION/ADDRESS**

33418 Sunrise View Street

**ZONED DISTRICT**

Soledad

**COMMUNITY**

Antelope Valley

**EXISTING ZONING**

A-1-1

**ACCESS**

Sunrise View Street/Old Sierra Highway

**SIZE**

17 Acres

**EXISTING LAND USE**

Vacant

**SHAPE**

Irregular

**TOPOGRAPHY**

Slopped

**SURROUNDING LAND USES & ZONING**

North: Single family residences, Vacant land / A-1-1

East: Vacant land / A-1-1

South: Highway, Vacant land / A-1-1

West: RV storage and sales, Single family residence,  
Vacant Land/ A-1-1, C-3-DP

**GENERAL PLAN**

**DESIGNATION**

**MAXIMUM DENSITY**

**CONSISTENCY**

Countywide

Antelope Valley Areawide  
General Plan

N1 (Non-Urban 1)

N/A

See Staff Analysis

**ENVIRONMENTAL STATUS**

Mitigated Negative Declaration

**DESCRIPTION OF SITE PLAN**

The applicant's site plan depicts the proposed construction of a commercial building, an outdoor sports field, and a recreational vehicle sales center. The 13,000 square foot commercial building will house an indoor archery range and an associated retail archery shop. The 39,000 square foot outdoor sports field will be located in the approximate middle of the parcel and will be accessed from the commercial building. A zone change is proposed on an approximate 4 acre section for the RV sales center. The RV sales center layout includes a 720 square foot modular office trailer and seventy-eight RV spaces.

**KEY ISSUES**

- Satisfaction of Section 22.16.110, Title 22 of the Los Angeles County Code zone change burden of proof requirements.
- Satisfaction of Section 22.56.040, Title 22 of the Los Angeles County Code conditional use permit burden of proof requirements.
- Satisfaction of Section 22.44.126, Title 22 of the Los Angeles County Code Acton Community Standards District requirements.

(If more space is required, use opposite side)

**TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS**

STAFF CONTACT PERSON Adrienne Ng (213) 974-6443

RPC HEARING DATE(S) December 12, 2004,  
January 26, 2005, July 6, 2005

RPC ACTION DATE September 28, 2005

RPC RECOMMENDATION Approval

**MEMBERS VOTING AYE**

Bellamy, Rew, Modugno

**MEMBERS VOTING NO**

**MEMBERS ABSTAINING**

**MEMBERS ABSENT**

Valadez, Helsley

STAFF RECOMMENDATION (PRIOR TO HEARING) Approval

**SPEAKERS\***

(O) (1)

(F) None

**PETITIONS**

(O) None

(F) (1)

**LETTERS**

(O) (1)

(F) (1)

\*(O) = Opponents (F) = In Favor